



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
<http://www.palatine.il.us>

PLANNING AND ZONING COMMISSION

AGENDA • SEPTEMBER 24, 2024

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Sep 10, 2024 7:00 PM

III. PUBLIC HEARING

1. 617 S. Williams Avenue
 - (a) Variation to permit a residential driveway to be set back 0 feet from the side property line, instead of the minimum required 2 feet.
2. 453 S. Vermont Street Unit G
 - (a) Special Use to permit a dog training business as a unique use at the subject property; and
 - (b) Variation to permit 35 parking spaces on the subject property, instead of the minimum required 46 parking spaces.
3. 1597 N. Rand Road and 973 – 987 E. Dundee Road
 - (a) Preliminary and Final Plat of Subdivision to permit a 3 Commercial Lots; and
 - (b) Special Use to permit a restaurant with a drive-thru; and
 - (c) Variation to permit 17 parking spaces, instead of the required 25 parking spaces.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
<http://www.palatine.il.us>

PLANNING AND ZONING COMMISSION

MINUTES • SEPTEMBER 10, 2024

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Patrick Noonan	Commissioner	Present	
Cindy Roth-Wurster	Commissioner	Present	
Eric Friedman	Vice Chairperson	Present	
Jan Wood	Chairperson	Present	
Rodney Bettenhausen	Commissioner	Present	
Robert Kolososki	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Present	
Stephen Fedota	Commissioner	Present	
Tim Schubert	Commissioner	Present	

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Aug 13, 2024 7:00 PM - **Accepted**

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Patrick Noonan, Commissioner
SECONDER: Cindy Roth-Wurster, Commissioner
AYES: Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota, Schubert

Minutes Acceptance: Minutes of Sep 10, 2024 7:00 PM (Meeting Minutes)

III. PUBLIC HEARING

1. 501 S. Brighton Lane - **Recommend To Approve** **SU-0000120-2024 - 501 S. Brighton Lane**

Notice was published in the Journal & Topics on August 22, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Proof of Ownership**
3. **Plat of Survey - Site Plan**
4. **Fence Elevation**
5. **Public Notice**

Background:

The Subject Property is zoned R-1A and is part of the Whytecliff at Palatine subdivision. The property is a corner lot and contains a single-family residence. The Petitioner is proposing to construct a 6-foot tall vinyl fence in their rear side yard, which runs parallel W. Whytecliff Road. Therefore, the Petitioner is requesting to permit a fence to be set back 31 feet from the side property line abutting a street instead of the minimum required 35 feet.

Sworn in petitioner: Jacob Von Holt - 501 S. Brighton Lane

Mr. Von Holt explains that they have young children and their home is situated on a corner next to Whytecliff Rd at the top of a hill. He notes that there is no stop sign at the intersection, and cars tend to drive through the area at high speeds. For the safety of his children, he would like to install a fence that runs along the house line. Previously, there were overgrown bushes along the back of the property that have since been removed. He believes the fence will enhance both safety and the aesthetics of the property.

Chairman Wood notes that the proposed fence line at 31 feet aligns with the house and inquires how it would align at 35 feet.

Mr. Von Holt explains that if the fence were moved to 35 feet, it would end up in front of the dining room windows and the ComEd electrical box. Additionally, this adjustment would significantly reduce the size of the backyard due to the presence of a tree.

Commissioner Friedman inquires if the neighbors are in support of the request.

Mr. Von Holt confirms that the neighbors have been notified, and there are no concerns or objections.

Commissioner Kolososki asks if the fence will be built over the easement.

Mr. Von Holt clarifies that the fence will be placed in front of the easement, not on it.

Commissioner Schubert inquires if the fence will follow the curvature of the road. Mr. Bradshaw adds that based on the dimensions, there is some flexibility, and as long as the 31-foot setback from the side property line is maintained, there should be no issue.

Commissioner Fedota asks if there are any other short set back situations in the area.

Mr. Von Holt states that he is not aware of any.

Commissioner Bettenhausen asks if a 4' or 5' foot fence was considered.

Mr. Von Holt explains that a 6' fence was chosen to provide safety, privacy and to help reduce noise.

Mr. Bradshaw explains that the neighbor at 2107 Whytecliff has a 30-foot yard setback, which is closer to the street than the required 35-foot setback for a side yard abutting the street in the R-1A district. Ultimately, the fence location requested by the Petitioner would not exceed the building line of the adjacent property to the south.

Commissioner Roth-Wurster asks if there are any similar situations in the neighborhood.

Mr. Bradshaw states this is a unique circumstance.

STAFF RECOMMENDATION:

The Petitioner is proposing to construct a 6-foot tall vinyl fence off of the rear building line of their existing single-family residence. The proposed fence will maintain the existing distance between the side of the house and the side property line abutting the street. With that in mind, the fence should not destroy the existing vista in the area, nor should the new fence have a negative impact on the surrounding property values. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the site plan and fence elevation plans submitted by the Petitioner, Jacob Von Holt, except as such plans may be changed to conform to the Village Codes and Ordinances.

There were no further questions. The public hearing was closed.

Commissioner Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Noonan.

DISCUSSION:

Commissioner Noonan expresses his support for the proposal.

Commissioner Cavanaugh agrees, stating that the fence provides privacy and

protection for the family and meets the necessary standards.

Commissioner Fedota comments that, considering the sightline from the neighbor to the southeast, the alignment of the fence with the front of their house, and the setback of the neighbor's house, this serves as a good example of why this special use should be considered.

Chairman Wood agrees, stating that the alignment makes sense and will improve the overall appearance. She adds that it is consistent with public health, safety, and welfare, and will not have a negative impact.

Commissioner Roth-Wurster concurs, stating the request is logical.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 9-0. This item will tentatively go to Village Council on Monday, September 16th, 2024.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Patrick Noonan, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota, Schubert

2. 217 N. Benton Street - **Recommend To Approve**

VAR-000119-2024 - 217 N. Benton Street

Notice was published in the Journal & Topics on August 22, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Variation Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Site Plan**
5. **Objection Letter - P. Diaz**
6. **Public Notice**

Chairman Wood notes there is an exhibit #7 add for additional objection letter from an anonymous neighbor citing preexisting property knowledge, pulling up cars past gate, using the garage, and questioning the hardship claim.

Mr. Bradshaw provides Background on the request:

The Subject Property is zoned R-2 Single-Family, and is within the Joel Woods Subdivision. The property is approximately 8,760 square feet and consists of a single-family residence with a one-car detached-garage. The Petitioner is proposing to expand the existing non-conforming driveway width by 2 feet, increasing from the existing 7.69-foot non-conforming driveway to a 10-foot-wide driveway. Therefore, the Petitioner is requesting a variation to permit a residential driveway to be set back 0.25 feet from the side property line instead of the minimum required 2 feet.

Chairman Wood asks Mr. Bradshaw if the gravel at the driveway is non-conforming.

Mr. Bradshaw states that the gravel to the left of the driveway seems to be a remnant of the old driveway and shows an image from 1998 that shows the gravel and is an existing condition. However, there is no formal documentation, such as a Plat of Survey, showing the old gravel driveway.

Sworn in petitioner: Charles Rowley - 217 N. Benton Street

Mr. Rowley explains that he intends to extend the driveway by 2 feet in width along its 65-foot length and replace the current limestone rock with concrete. He notes that the driveway is non-conforming, creating daily challenges, and emphasizes that they use the driveway to park their vehicles, as they have done since purchasing the house. The addition of concrete, he argues, would not only improve the functionality but also enhance the aesthetics of the property.

Mr. Rowley presents photo examples of nearby homes at 216, 208, and 202 N Benton, all of which have similar driveway setups, and expresses his desire to mirror his neighbors. He highlights that removing the gravel and adding concrete would make the driveway safer for his children and comply with the current code,

ultimately increasing the property's curb appeal and value.

Commissioner Cavanaugh inquires about the reason for not using the garage for parking.

Mr. Rowley explains that the garage is too small to accommodate an SUV, and the vehicles barely fit through the existing gate. He further clarifies that the garage is a one-car structure, and they primarily use it for storage.

Chairman Wood asks about the size of garage.

Mr. Bradshaw responds that the garage measures 12 feet by 20 feet.

Commissioner Kolososki asks if Mr. Rowley owns the fence that would be adjacent to the proposed concrete.

Mr. Rowley states the fence in question is his neighbors and the fence behind the gate is his.

Chairman Wood asks why Mr. Rowley doesn't park behind the gate.

Mr. Rowley explains that parking behind the gate is a safety issue and that the space only accommodates one car on the existing concrete pad.

Commissioner Cavanaugh asks if the gravel continues all the way to the garage.

Mr. Rowley replies that the gravel stops at the gate, but has limestone rock used for the garbage cans.

Commissioner Schubert asks if the rear door to the house is utilized as main entrance.

Mr. Rowley confirms that it is.

Commissioner Kolososki asks how snow removal is managed.

Mr. Rowley states it can be complicated in a big snow storm but he pushes it out towards the street.

Chairman Wood asks what the additional 2 feet will provide.

Mr. Rowley responds that it will enhance curb appeal, improve convenience, and add value to the property.

Commissioner Fedota asks if the driveway is at a higher elevation compared to the neighboring properties.

Mr. Bradshaw responds that the engineering review has been completed and there are no concerns regarding the elevation.

Commissioner Kolososki asks if the request will impact the impervious surface percentage.

Mr. Bradshaw responds that with the additional 2 feet, the impervious surface will be at 38% of the total lot area, which is well below the maximum allowed of 45%.

Commissioner Fedota asks if adding the 2 feet to the other side of the driveway was considered.

Mr. Rowley replies that he decided it was best to remove the existing limestone

rock. He notes that parking on the current side makes it difficult to open the passenger doors, as it is too close to the house.

Chairman Wood asks once more why the garage or driveway is not used for parking.

Mr. Rowley explains that his current parking setup is more functional for his family, and the gate tends to freeze in the winter. He also emphasizes that the gate is important for safety, as it helps protect his children and pets.

Commissioner Friedman suggests that removing the gate and installing a fence along the right side of the driveway might be an alternative solution.

Commissioner Bettenhausen asks why, after 10 years, the request for the driveway expansion is being made now.

Mr. Rowley explains that they intended to make the changes at the time of the addition but that didn't happen and felt now is the right time to proceed.

Commissioner Bettenhausen inquires if pavers were considered as an alternative.

Mr. Rowley responds that he is open to using pavers but notes that weeds would still be an issue and he prefers to match the existing driveway material.

Commissioner Kolososki asks if Mr. Rowley has obtained bids for the work.

Mr. Rowley confirms that he has.

Commissioner Noonan asks if the bushes visible in the picture will be removed.

Mr. Rowley states that the bushes will remain, as they provide privacy.

Mr. Bradshaw notes that the property was granted a variation in 2018 for a front porch canopy that encroaches 6 feet into the front yard. He provides examples from 208 and 216 N Benton Street, which are similar non-conforming driveways.

Commissioner Friedman inquires about an anonymous letter that has been submitted, expressing concern about the origin of the letter. He notes that the letter likely comes from a neighbor or resident.

Mr. Bradshaw confirms that the letter represents another resident's concerns regarding the case.

Patricia Diaz - 223 N Benton Street.

Ms. Diaz, a homeowner who shares a property line with the petitioner, expresses strong opposition to the request. She refers to her letter, which addresses the ordinance O-14.03 Attachment A. Ms. Diaz argues that expanding into the setback area is merely a matter of convenience and does not meet the criteria for a variation. She contends that the issues faced by the petitioner are self-created, specifically pointing out that the gate is the primary challenge and could be resolved by removing it. She emphasizes that single-lane driveways are common and that the petitioner's situation is not unique. According to Ms. Diaz, the requested variation is not necessary for a reasonable return on the property. She reads from her submitted letter of objection to support her claims.

Chairman Wood asks if paving the driveway will cause the cars to be any closer to the property line than they already are.

Ms. Diaz responds by stating that the ordinance specifies that parking in the setback is not permitted. The discussion then shifts to the specifics of the setback regulations.

Commissioner Kolososki asks if there has been any damage to the fence.

Ms. Diaz replies that she has not taken pictures, as doing so would require her to trespass on the property.

Commissioner Friedman inquires whether there is any evidence to support a claim that the proposed changes would negatively impact the value of her property.

Ms. Diaz responds that the absence of a setback would not be a selling point, but she has not had her property appraised to confirm this.

Resident: Cathy Cortez - 141 S. Fremont

Ms. Cortez, the sister of Ms. Diaz, addresses the committee, noting that while the petitioner and staff refer to surrounding properties with similar conditions, she points out that the property at 208 N. Benton Street does not have a setback issue and that the fence is within the property line. She argues that the village's facts are incorrect and requests that this information be removed from consideration and excluded from the report to the village, so the decision is made based on accurate information.

Chairman Wood clarifies that the statement regarding similar conditions is based on observations and staff reports, rather than definitive evidence.

Mr. Rowley reiterates that he is present to discuss the requested variance and provides photos of the existing fence, affirming that the fence has never been damaged. He emphasizes that the focus of the discussion should remain on the variance request and not on the condition of the fence.

Commissioner Bettenhausen asks if the new concrete will allow the passenger door to be opened.

Mr. Rowley states that it would allow all doors to be open but the cars still need to be repositioned.

Chairman Wood adds Exhibit #9 to the record, which includes a picture of the current fence.

Commissioner Noonan asks if there are any bylaws in village policy regarding parking.

Mr. Bradshaw responds that vehicles must be parked on improved, dust-free surfaces, which is not currently the case. The petitioner is currently using the area for maneuvering rather than as a standard parking space.

Commissioner Shubert asks why the existing condition of parking on gravel is an issue if it has been in place for some time.

Mr. Bradshaw explains that there is no building permit or plat of survey that shows this condition, and they only have historical photos as evidence. He further notes that the gravel does not qualify as an existing driveway according to the village's standards, as there is no official documentation to support it.

STAFF RECOMMENDATION:

The Petitioner is proposing to expand the existing driveway to better accommodate their personal vehicles, for parking and maneuvering, and to expand a non-conforming narrow driveway. The existing driveway is existing non-conforming to the current zoning ordinance requirement for residential driveway width. Staff notes that any expansion of the current 7.69-foot-wide driveway would necessitate encroachment into the required setback from the side property line, due to the constructed setback of the existing home.

Therefore, Staff recommends action at the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Variation shall substantially conform to the site plan submitted by the Petitioner, Charles Rowley, except as such plans may be changed to conform to Village Codes and Ordinances.

There were no further questions. The public hearing was closed.

Commissioner Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Schubert.

DISCUSSION:

Commissioner Shubert states that the decision involves two aspects: the existing condition and the safety of the family. He believes that additional investigation into the existing condition would be beneficial but ultimately supports the request, emphasizing that the primary concern is the safety and functionality for the family.

Commissioner Kolososki states that updating to meet today's code is important, noting that living conditions and needs have changed over the years. He supports the request for the additional 2 feet, seeing it as a positive improvement.

Commissioner Ruth-Wurster inquires whether the petitioner can demonstrate that the property would still yield a reasonable return under the current conditions. She notes that the house is sellable and questions whether the petitioner's situation is unique enough to warrant a variance. She is concerned about how the addition might affect the character of the neighborhood and the neighboring properties. She suggests considering alternatives like pavers and ensuring that any changes will not negatively impact the neighboring fence or the neighbor's property.

Chairman Wood suggests that the neighbors prefer maintaining the 2' setback and recommends exploring alternatives for the petitioner, such as using the existing concrete pad or garage. She acknowledges that the current driveway is

non-conforming and that paving it correctly would enhance its appearance compared to gravel. She also notes that any improvements should address potential flooding concerns and believes that the request is justified by the unique circumstances, with no significant negative impact expected.

Commissioner Fedota raises an additional issue regarding the extension to a 0-foot lot line, noting that this would require the framing for the concrete expansion to encroach into the setback area.

Commissioner Friedman suggests that metal plates could be used, which might address the issue.

Commissioner Fedota points out that removing the gate and installing the fence laterally could be a solution. He expresses concerns that extending the driveway might still impede access for garbage totes and prevent doors from opening properly. He questions whether the extension meets all the necessary standards. Commissioner Cavanaugh notes that the unique circumstance is the gate and suggests that removing it might be the best solution. He also mentions considering a parallel fence option from the house to the existing detached-garage.

Commissioner Friedman argues that the current driveway is substandard. He points out that a standard parking stall is 9 feet wide, whereas the existing driveway is almost 1.5 feet narrower. If the driveway had been built to standard width, it would have encroached on the side yard setback. From both a functional and safety perspective, he believes that a properly wide driveway is more important than the 2-foot setback. He would favor a properly width driveway over strictly adhering to the setback.

Chairman Wood summarized that this request has met the standards and was approved by a vote of 5-4. This item will tentatively go to Village Council on Monday, October 7th, 2024.

RESULT:	RECOMMEND TO APPROVE [5 TO 4]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Tim Schubert, Commissioner
AYES:	Noonan, Friedman, Wood, Kolososki, Schubert
NAYS:	Roth-Wurster, Bettenhausen, Cavanaugh, Fedota

3. 1101 E. Dundee Road - **Recommend To Approve**
SU-000118-2024 - 1101 E. Dundee Road

Notice was published in the Journal & Topics on August 22, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Proof of Ownership**
2. **Site Plan - Wendy's**
3. **Eng Plans**
4. **Palatine Wendy's Preliminary floorplan and elevations**
5. **Wendy's elevation rendering**
6. **Wendy's front elevation**
7. **2022 Planned Development Amendment & Special Use - ordinance**
8. **Public Notice**

Background:

In 2022, the Village granted a Planned Development Amendment and Special Use for a multi-tenant building, with a drive-through. Due to MWRD requirements and further evaluation of the initial multi-tenant development, the Petitioner altered their plans to the current proposal for a standalone restaurant. The Petitioner proposes to redevelop the former Famous Dave's restaurant and construct an approximately 2,300 square foot Wendy's restaurant and drive-through (east side of the building). Therefore, the Petitioner is seeking approval for a Special Use for a restaurant with a drive-thru.

Sworn in petitioner: Bonnie Simon - 107 Oakton Street, McHenry, IL

Ms. Simon states that this would be a new Wendy's location featuring a brand new, state-of-the-art G&G building. It will be a 40-seat establishment and she provides a rendering of the proposed building. The location will include a drive-thru window and a walk-up window for digital orders. Additionally, there will be an outdoor patio, with the entire facility designed to be fully digital and modernized.

Commissioner Cavanaugh asks if this new Wendy's location will replace any existing locations in Palatine.

Ms. Simon confirms that this will be an additional location, not a replacement. She also mentions that there are future plans to update the downtown Wendy's location to the new building standards.

Ms. Simon further states that the new location will serve breakfast starting at 5:30 AM, with the drive-thru open until 2 AM, and the dining room closing at 10 PM.

Commissioner Friedman inquires if the site design is standard for Wendy's new prototype.

Ms. Simon confirms that the design goes through brand approval before proceeding with any other approvals and that it conforms to all village requirements.

Commissioner Friedman asks about the parking lot on the west side of the building, specifically whether the 90-degree parking operates as one-way or two-way.

Ms. Simon clarifies that it is two-way and explains that the drive-thru area was designed with a pass-through to ensure smooth traffic flow. She adds that they considered both delivery and garbage truck access while planning the parking lot flow.

Commissioner Kolososki inquires if the retention basin is new.

Ms. Simon confirms that it is.

Mr. Bradshaw adds that the retention basin is a requirement of the Metropolitan Water Reclamation District (MWRD), covering 0.84 acres, and will maintain a 5-6 foot grade depth. He further notes that engineering has reviewed the plans, and they have been conditionally approved.

Commissioner Fedota asks if there is a requirement for a bypass lane in the drive-thru. Mr. Bradshaw confirms that it is required and provided.

Ms. Simon concurs, noting that drivers can exit the drive-thru lane if needed.

Mr. Bradshaw adds more details, explaining that the site is well over the parking requirements. There are 25 interior seats and 20 seasonal exterior seats on the north side of the building, with a total of 46 parking spaces, though only 23 are required. The drive-thru has escape lanes and 7 stacking spaces. He also explains the cross-access agreement and its conditions, noting that 10 spaces in the lot are designated for Northwest Community Hospital.

Commissioner Kolososki suggests that since the site is so over-parked, some of the extra parking spots could be allocated to landscaping.

Commissioner Ruth-Wurster raises a concern about only having two handicapped parking spots, questioning if that is sufficient.

Mr. Bradshaw responds that this issue would be addressed during the permit review. Ms. Simon adds that it hasn't been an issue at other locations.

Mr. Bradshaw further notes that a final landscaping plan is a condition of approval and will be thoroughly reviewed and addressed accordingly.

STAFF RECOMMENDATION:

The proposed restaurant and drive-through is consistent with the surrounding uses and developments, within both the Park Place outlots and the surrounding Dundee Road corridor developments. The proposed site plan and drive-through exceed the Village's minimum zoning requirements. Additionally, the proposed detention basin would address a required MWRD existing circumstance, and would also provide separation and greenspace from the surrounding impervious parking lots. Therefore, Staff recommends approval of the proposed Special Use,

subject to the prosed conditions:

1. The Special Use shall substantially conform to the site plan and elevations prepared by Wertzberger Architects, dated March 2024, and engineering plans prepared by WMA Ltd., dated July 2024, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The signage shall be revised in a manner acceptable to the Director of Planning and Zoning and in compliance with the Park Place Planned Development Ordinance requirements.
3. The final landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning, in conjunction with the building permit application.
4. IDOT and MWRD permits are required.
5. The Special Use shall be granted to Hamra Gateway LLC, in conjunction with the operation of restaurant with drive-through.

There were no further questions. The public hearing was closed.

Commissioner Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Noonan.

DISCUSSION:

Commissioner Kolososki comments that the new Wendy's will be a great improvement for the area and a positive addition to the community.

Commissioner Fedota notes the consistency of operations in the area, stating that the proposed restaurant aligns well with similar land uses, especially given the site's history as a restaurant location.

Commissioner Roth-Wurster expresses that the standards for approval have been met and warmly welcomes Wendy's to Palatine.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 9-0. This item will tentatively go to Village Council on Monday, September 16th, 2024.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Patrick Noonan, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota, Schubert

IV. COMMUNICATIONS**V. ADJOURNMENT****VI. STAFF REPORTS**

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 09/24/24 07:00 PM

STAFF REPORT (ID # 9340)

617 S. Williams Avenue

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: William Hanley

PLAN NUMBER: VAR-000122-2024

BACKGROUND:

The Subject Property is zoned R-1C Single-Family, and is within the Tobin's Re-Subdivision. The property is approximately 19,660 square feet and consists of a single-family residence with a detached two-car garage in the rear yard.

The Petitioner is proposing to expand the existing driveway, increasing from the approximately 17-foot wide existing driveway to an approximately 20-foot wide drive at its widest point. The proposed expansion would encroach into the required 2-foot setback from the side property line. Therefore, the Petitioner is requesting the following:

- 1. Variation to permit a residential driveway to be set back 0 feet from the side property line, instead of the minimum required 2 feet.**

Surrounding Zoning/Uses:

North:	R-2 Single-Family Residential
South:	R-1C Single-Family Residential
East:	R-2 Single-Family Residential
West:	R-2 Single-Family Residential (Salt Creek Park District)

KEY ISSUES:

- The Petitioner is proposing to expand the existing driveway width by 1.5 feet on each side of the driveway, increasing from the existing approximately 17-foot wide driveway to an approximately 20-foot wide driveway (at the widest point). The proposed driveway expansion would set the edge of the new driveway to be directly abutting the side property line and fence on the shared boundary, with a 0-foot setback.
- Per the submitted application, the Petitioner is constrained for space and cannot

currently fit two cars side-by-side on the existing driveway. Additionally, the Petitioner has collaborated with the property owner to the north, 1409 E. Olive Street, to pave an approximately 18" wide ribbon to fill a dirt patch between the driveway and the existing fence on the shared property line.

- Staff notes that letters of support have been submitted by the property owners of 1409 E. Olive Street, property directly adjacent to the north, and 623 S. Williams Ave, property directly adjacent to the south.
- Per Staff's review of comparable driveways in the surrounding neighborhood, it appears that there are multiple properties with driveways that are within 1-foot or directly on the side property line. All of said comparable driveways in the neighborhood are existing non-conforming conditions.
- Both the building coverage and lot coverage are under the allowable percentages per Code.

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner's plan to expand the existing driveway to the shared side property line would effectively fill-in a stretch of unimproved surface to provide additional functionality of the driveway for two personal vehicles to be parked side-by-side. Although there are similar scenarios in the surrounding locality, with driveways that encroach into the required 2-foot setback, all are existing non-conforming circumstances.

Ultimately, the Petitioner's application to expand into the required setback is not made in order to meet the minimum residential driveway standards, nor does Staff identify any unique circumstances, which prevents the Petitioner from utilizing the existing driveway or expanding the driveway in a Code compliant manner. Therefore, Staff recommends denial of the proposed Variation. If the Planning and Zoning Commission recommends approval of the proposed Variation, Staff recommends the following conditions:

1. The Variation shall substantially conform to the site plan submitted by the Petitioner, William Hanley, except as such plans may be changed to conform to the Village's Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Variation Application - 617 S Williams Ave
- Plat of Survey - Site Plan
- Existing Conditions Photo 9-20-24
- Letter of Support - C.Gotshall
- Letter of Support - D.Davis
- Public Notice



0 100 200
ft

Print Date: 8/26/2024

Notes

Cook County Aerial 2023

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Attachment: Aerial Map (617 S. Williams Avenue - VAR Driveway)



VARIATION APPLICATION

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247

Petitioner Name

William Hanley

Business Name (if applicable)

Subject Property Address

617 S. Williams Avenue

Please provide a description of your proposed request:

Remove existing asphalt driveway to back of house and install new driveway with 18" concrete ribbons on both sides and asphalt down the middle. I would like to extend the north side to the property line which my neighbors back yard fence is on. I need this so i can have a wide enough drive for 2 cars and don't have to maintain a 2 foot dirt area that I would fill with gravel or wood chips. My neighbor would also prefer that I be allowed to bring the drive to the fence rather than me having gravel or wood chips up to her fence that could spill into her yard. I have a letter from her stating she has no problem with the new driveway coming to her fence that I will bring to the variance meeting and have attached it here as well. Your approval of this would be greatly appreciated and make maintaining the driveway and property around it much easier and more functional.

Petitioner Justification

Variations shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located:

This variation will allow the drive to be more functional and appealing to the property than having a 2 foot area of dirt to maintain. This would also allow easier access for cars to go in and out of the driveway .

That the plight of the owner is due to unique circumstances:

This is unique because my neighbor is the corner house and is on and faces the cross street Olive to Williams Ave. My driveway is next to their back yard which they have a fence down the property line

That the Variation, if granted, will not alter the essential character of the locality:

No It will not and will basically look exactly the same as it does now without having a 2 foot wide section of dirt between my new drive and their fence.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

- a. The particular surroundings, shape, or topographical conditions of the property.
- b. A unique hardship for the property not generally applicable to other properties in the same zoning district.
- c. The request is not based on a desire to make more money out of the property.
- d. The petitioner has not created the alleged hardship for the property.
- e. The request will not be detrimental the public welfare or other properties in the neighborhood.
- f. The request will not impair supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values.

In my opinion. This request will not impact any of the above statements letters A thru F that the board may consider.





Attachment: Existing Conditions Photo 9-20-24 (617 S. Williams Avenue - VAR Driveway)

To: The Village of Palatine
Building Department

To Whom it may Concern:

My name is Cindy Gotshall. I live at 1409 E Olive St. in Palatine. My back/side yard backs up to 617 S Williams Ave. I have a fence that is on my property line. Bill Hanley wants to install a driveway and have it go to my fence line. I do not have an issue with him bringing the driveway up to my fence line.

Please feel free to contact me if you have any questions or concerns

Thank you

Cindy Gotshall
[REDACTED]
[REDACTED]

Attachment: Letter of Support - C.Gotshall (617 S. Williams Avenue - VAR Driveway)

Alex Bradshaw

From: Deborah Davis [REDACTED]
Sent: Tuesday, September 10, 2024 11:27 AM
To: Alex Bradshaw
Subject: Zoning variance for 617 S Williams

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

This is to confirm that Deborah Davis, Ken Ryan and Jason Davis of 623 S Williams are in agreement that the expansion of the driveway at 617 S Williams (William Hanley's residence) meets with our approval. Thank You for representing us.

Attachment: Letter of Support - D.Davis (617 S. Williams Avenue - VAR Driveway)

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 617 S. WILLIAMS AVE.



County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 5TH day of SEPTEMBER, A.D. 2024, and the last publication thereof was made on the 5TH day of SEPTEMBER, A.D. 2024.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 5TH day of SEPTEMBER, A.D., 2024.

By Todd Wassell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 5TH day of SEPTEMBER, A.D., 2024.

My commission expires the 15TH day of JULY, A.D., 2025.

Attachment: Public Notice (617 S. Williams Avenue - VAR Driveway)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 09/24/24 07:00 PM

STAFF REPORT (ID # 9341)

453 S. Vermont Street Unit G

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Patricia & Vasilios Balatsos

PLAN NUMBER: SU-000121-2024

BACKGROUND:

The Subject Property is zoned M - Manufacturing. The existing building is approximately 23,300 square feet. Other businesses within the multi-tenant building include a mix of service uses such as Vanguard Heating & Air Conditioning, Zero Mold Chicago, Allegra Print & Imaging, Chicago Machining & Tool, etc.

The Petitioner is proposing to open a dog training business, Balanced Behavior Dog Training Center, which would provide tailored dog training. Training sessions include one-on-one sessions with the dog and owner as well as daily drop-off training. Overnight boarding of the dogs is not part of the proposed business operations. Therefore, the Petitioner is requesting the following:

- 1. Special Use to permit a dog training business as a unique at the subject property; and**
- 2. Variation to permit 35 parking spaces on the subject property, instead of the minimum required 46 parking spaces.**

Surrounding Zoning/Uses:

North:	Manufacturing District
South:	Manufacturing District
East:	Manufacturing District
West:	Manufacturing District

KEY ISSUES:

- Per the submitted Floor Plan, the majority of the tenant space would be utilized as open space for dog training. Other annotated areas on the floor plan include 4 kennels, a small office area with a reception desk, and a sitting area.

- The submitted business plan indicates that training services would be offered to all breeds and sizes of dogs. The training programs are provided in one-on-one private sessions as well as daily drop-off training for dogs while owners are at work.
- In regard to sanitation, the business plan explains that any dog waste will be picked-up and disposed of in the dumpster. Regular cleaning and disinfecting of all areas would be conducted on a regular basis and would include utilizing a specific disinfectant made to eliminate waste odors.
- The operational structure outlined in the business plan explains that there would be no dog-to-dog contact, which should minimize noise levels, while one dog is undergoing training activities. Per the business plan, there will be between 5 to 7 dogs, at most, inside the facility at one time.
- The proposed hours of operation for the dog training business would be Monday - Friday: 8:00 AM - 6:00 PM. Clients would drop-off their dog in the morning between 8 AM and 9 AM, and would proceed to pick-up their dog at a scheduled time later in the day.
- There are 35 existing parking spaces provided on-site. It appears that with the dog training use the total required parking for the property would be 46 total parking spaces. Therefore, a Variation for parking would be required.

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

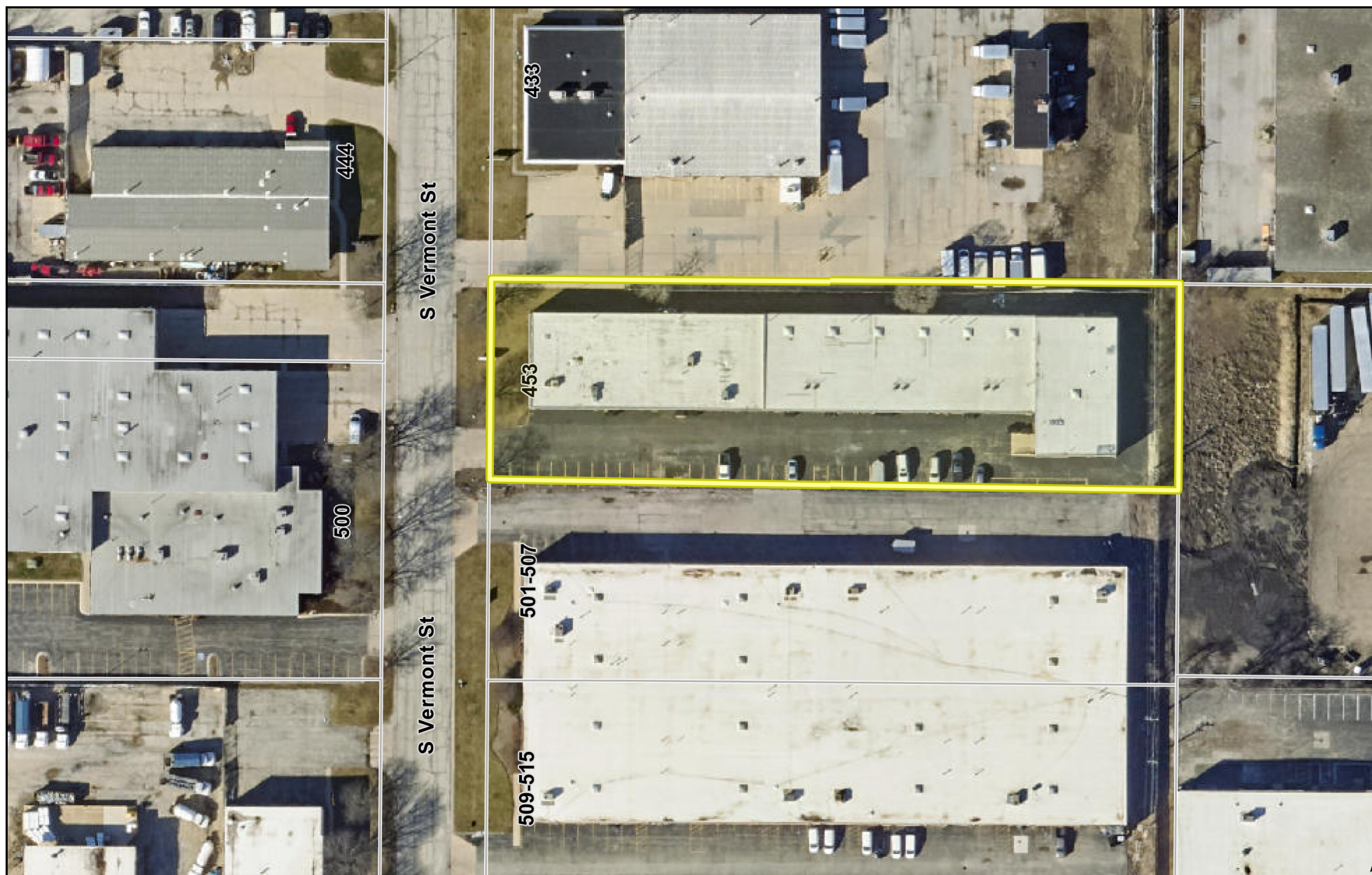
The Petitioner's proposed dog training business, with no additional Staff and no overnight boarding of the dogs, should not cause substantial injury to the value to the surrounding properties in the neighborhood. Staff understands that there is limited on-site parking, however, the Petitioner will be the only employee and client appointments would be staggered to control client traffic. With that in mind, the existing parking count

and configuration should continue to adequately serve all tenants within the building. Therefore, Staff recommends approval of the Special Use and Variation, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the floor plan and business plan submitted by the Petitioners, Patricia and Vasilios Balatsos, Balanced Behavior Dog Training Center, except as such plans may be changed to conform to the Village's Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Special Use Application - 453 S Vermont St Unit STE G
- Variation Application - 453 S Vermont St Unit STE G
- Plat of Survey
- Floor Plan
- Business Plan
- Public Notice



0 150 300
ft

Print Date: 9/12/2024

Notes

Cook County Aerial 2023

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Attachment: Aerial Map (453 S. Vermont Street Unit G - SU Dog Training)



SPECIAL USE APPLICATION

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339
 Telephone: (847) 359-9047 • Fax (847) 963-6247

Petitioner Name

Patricia Balatsos

Business Name (if applicable)

Balanced Behavior Dog Training Center

Subject Property Address

453 S. Vermont Street Unit STE G

Please provide a description of your proposed request:

Proper dog training can significantly improve the quality of life for both dogs and their owners. It can help prevent behavioral issues, enhance communication, and strengthen the bond between pets and their families. Balanced Behavior strives to do just that. Business owners Bill and Patricia Balatsos are Palatine locals and want to be further rooted in the community by opening their business, Balanced Behavior Dog Training Center locally.

Balanced Behavior is led by Vasilios "Bill" Balatsos, a dog trainer and canine behaviorist. Bill will start with an assessment of each dog and their owner. Each dog and owner will receive a tailored program that identifies and addresses the root cause of canine behavioral issues such as leash reactivity, resource guarding, or aggression. Each tailored program focuses on improving an owner's relationship with their dog. Length of programs could vary from one day to four weeks depending on each program.

Balanced Behavior Dog Training Center (DTC) will provide dog training services by appointment only Monday through Friday, from 8am to 6pm. It will cater to all breeds and sizes of dogs. The business will have various offerings, including basic obedience training and behavioral modification training. These services will be provided through programs such as one-on-one private training sessions as well as daily drop off training for dogs while owners are at work. These programs focus on training the dogs, but more importantly, educating and empowering the owners so that their dog behaves just as well for them as they do for the trainer.

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

The pet industry is growing and as more people adopt pets, the demand for training services increases. Balanced Behavior wants to help those people and their pets. With growing pet owners locally, there is a significant need for dog training in Palatine. Balanced Behavior Dog Training Center would be the first dog-training only facility in Palatine. We aim to provide specialized dog training for the community. We are dedicating all 1800 square feet of the building floor plan to our dog training services.

The space chosen at 453 Vermont is near major intersections of Algonquin Rd and Quentin Rd was chosen with convenience and accessibility in mind so that owners and pets can easily go to the location to attend their training sessions. At the same time, due to its discrete location in an industrial park, there is minimal foot and car traffic, which ensures safety for the dogs and their owners. The chosen location is well-positioned with safety and convenience prioritized.

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

Balanced Behavior Dog Training Center is located and planned to operate in a manner that prioritizes public health, safety, and welfare. Precautions will be put into place for the safety of the dogs and the public. We will have a 24 hours a day, 7 days a week, security system that will protect the premises and ensure all the doors remain locked, especially after business hours.

The business will have state-of-the art temporary kennels that are secure, enclosed, and safe for the dogs. Dogs entering and leaving the facility will always be on a leash. There will also be zero dog-to-dog contact to ensure safety of all dogs. Every dog that enters the facility will be trained or in the process of receiving training to improve the life of all in the community.

The facility is located in a zone that permits dog training operations and adheres to all local zoning regulations and building codes designed to protect public safety.

Only trained staff will handle dogs. Our facility will include separate areas for different types of training to prevent conflicts between dogs. We will also establish clear rules to ensure the safety of all that are entering or leaving the facility.

We believe that our dog training services will not only meet an identified need but also contribute positively to the community's overall convenience and welfare. We want owners to feel safer with their dogs out in the community.

Balanced Behavior is committed to the highest standards of health, safety, and welfare for both pets and their owners, and we will continuously review and improve our processes to meet those standards.

We will implement sanitation protocols, including regular cleaning and disinfecting of all areas to prevent the spread of disease. We will use a specific disinfectant that is safe for dogs, but is made to eliminate waste odors. It is called Kennel Odor Eliminator.

Dog waste will be picked up immediately, put in a tied bag, and disposed of in the dumpster.

The use will not cause substantial injury to nearby property values. Explain:

There will not be structural changes of any kind to the building and its property. Only changes to be made will be cosmetic, specifically flooring and paint of the walls. Unlike other dog facilities, there will not be constant noise coming from the dogs in the form of barking, whining, or crying. There will be between 5-7 dogs at the most inside the facility at one time, and there will be zero dog-to-dog contact which will minimize noise levels. Most dog facilities in Palatine include a daycare setting that typically includes more than 30 dogs playing together which causes the high noise levels in those facilities.

All training services will be held inside the facility to minimize noise and disruption to surrounding properties. Given that the services will be in a controlled environment, Balanced Behavior DTC is expected to have no negative impact on nearby property values.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

N/A



VARIATION APPLICATION

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339
 Telephone: (847) 359-9047 • Fax (847) 963-6247

Petitioner Name

Patricia and Vasilios Balatsos

Business Name (if applicable)

Balanced Behavior Dog Training Center

Subject Property Address

453 S Vermont St Ste G Palatine, IL 60067

Please provide a description of your proposed request:

The building will have two allocated parking spots for the business. This will be sufficient for the needs of the business due to its operating model. There will be appointment times for clients to come. As Bill is the only operating employee of the business, he can only see one client a time, so only one parking space will be utilized at a time. Parking has not posed issues for current and prior tenants.

Petitioner Justification

Variations shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located:

There is no need for additional parking spaces to operate the business.

That the plight of the owner is due to unique circumstances:

Due to nearby buildings and properties, the space is maximized and there are no other provisions that could allow more parking spaces.

That the Variation, if granted, will not alter the essential character of the locality:

The space is maximized and there are no other provisions that could allow more parking spaces.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

- a. The particular surroundings, shape, or topographical conditions of the property.
- b. A unique hardship for the property not generally applicable to other properties in the same zoning district.
- c. The request is not based on a desire to make more money out of the property.
- d. The petitioner has not created the alleged hardship for the property.
- e. The request will not be detrimental the public welfare or other properties in the neighborhood.
- f. The request will not impair supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values.

NA

INDOMINIUMS
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
TOPOGRAPHIC
SURVEYS

Plat of Survey

3.2.d

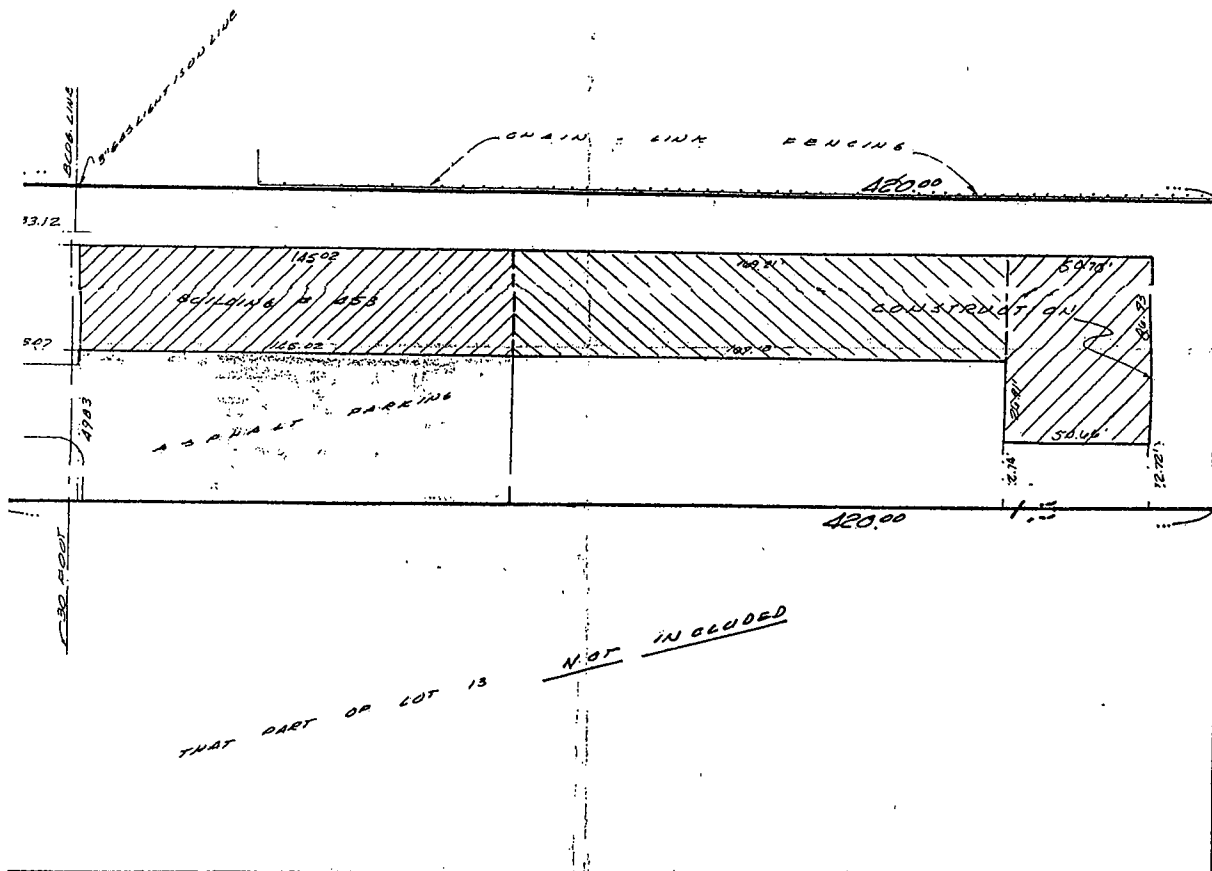
R. E. DECKER & COMPANY

117 E. COOK AV., LIBERTYVILLE, ILLINOIS 60048
TELEPHONE 362-0091 FAX 362-0119
LAND SURVEYORS

OK 91 PAGE 1047 ORDER NO. 91-1047 LIBERTYVILLE, June 7 1991
ORDERED BY Word Construction FOR _____

The North 125 feet of Lot 13, in Klegfted's Palatine Industrial Park, being a Subdivision of that Part of the E 1/2 of the SW 1/4 of Section 23, Township 42 North, Range 10 East of the 3rd Principal Meridian, lying west of the West right of way Line of State Route 53 (Hicks Road), Cook County, Illinois.

Commonly Known as: 453 S. VERMONT STREET, PALATINE, ILLINOIS



Scale, 1" = 40 ft.
FOOT PLAT IS NORTH

LIBERTYVILLE, June 7 1991
STATE OF ILLINOIS, }
COUNTY OF LAKE }

We hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises, except as noted.

R. E. Decker
SURVEYOR

LIBERTYVILLE, June 7 1991
STATE OF ILLINOIS, }
COUNTY OF LAKE }

This is to certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements or other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. This office shall not be responsible for future construction unless all property corners are established by this office.

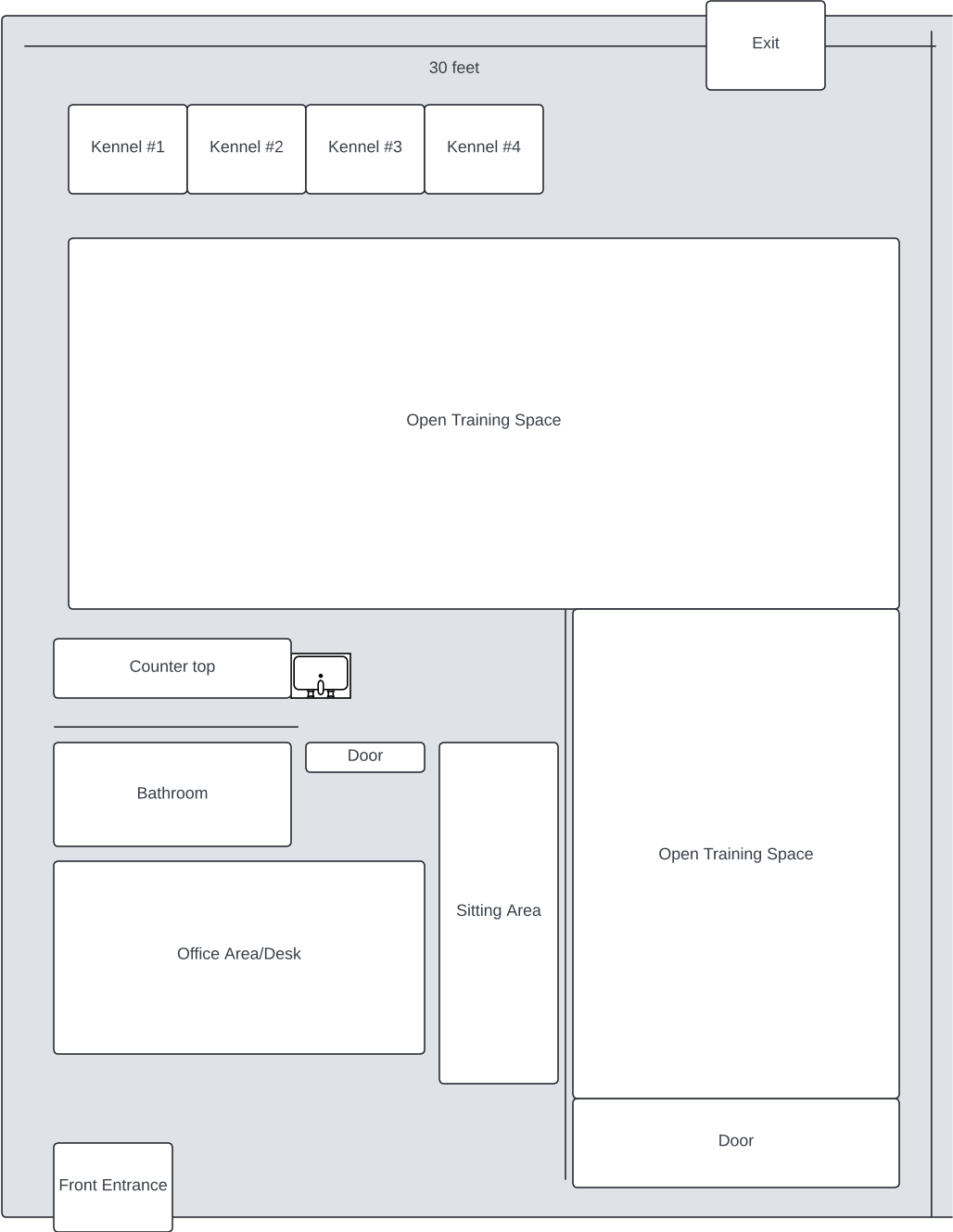
R. E. DECKER & COMPANY
SURVEYORS

By R. E. Decker

Compare the description in this plat with your deed, abstract or certificate of title, also compare all points before building by same, and report any difference at once.
This survey has been made for use in connection with a mortgage loan transaction or Real Estate Transfer and is not to be used for any other purpose.
Dimensions are shown in feet and decimal parts thereof.

Packet Pg. 36

Attachment: Plat of Survey (453 S. Vermont Street Unit G - SU Dog Training)



Attachment: Floor Plan (453 S. Vermont Street Unit G - SU Dog Training)

Balanced Behavior Dog Training Center

Company Summary: Balanced Behavior Dog Training Center aims to provide world-class dog training committed to helping dogs and their owners transform their relationship. We do this by empowering owners through methods such as balanced and holistic training techniques, behavior modification, and obedience.

Mission statement: Our mission is to help as many people learn how to effectively lead their dogs through clear communication, relationship building, and obedience. We want to train dogs and their owners for the betterment of their lives.

Operational structure: The business will be operated by owner Vasilios “Bill” Balatsos. He will be the only employee. Balanced Behavior Dog Training Center (DTC) will provide dog training services by appointment only Monday through Friday, from 8am to 6pm. Given that Bill is the only employee, there is a protocol that will control the volume of dogs at any given time. There will be between 5-7 dogs at the most inside the facility at one time, and there will be zero dog-to-dog contact which will minimize noise levels. No dogs will stay overnight. Additionally, due to the control of client traffic because of appointment scheduling, the allotted two parking spots will be sufficient.

Sanitation Protocol: We will implement sanitation procedures, including regular cleaning and disinfecting of all areas to prevent the spread of disease. We will use a specific disinfectant that is safe for dogs, but is made to eliminate waste odors. It is called Kennel Odor Eliminator. Dog waste will be picked up immediately, put in a tied bag, and disposed of in the dumpster.

Market Opportunity: Most dog facilities in Palatine and surrounding cities have a primary focus on services such as boarding, daycare, and grooming with training functioning as a supplemental service for existing clientele. Balanced Behavior Dog Training Center (DTC) will be the first and sole dog-training only facility in Palatine. Dog training will be our only service available, so our one and only mission is to create a healthy and long-lasting relationship with their dog and their owner.

Business Model/Services:

Balanced Behavior Dog Training Center DTC will have two main service offerings.

One-on-one private training

60-minute tailored program focused on providing the owner the tools and knowledge to train their dog. This will be conducted with the trainer, the owner, and the dog. The training will focus primarily on loose leash walking and obedience commands such as sit, down, place, and recall. The benefit of this program is to provide the owner more hands-on time with their pet.

Stay and train

Owners will drop their dogs off between 8am and 9am. The dogs will receive a minimum of 75 minutes of training time throughout the day in 10-15 minute increments. The training will focus primarily on loose leash walking and obedience commands such as sit, down, place, and recall. At pick up time, there will be a 30-minute training session between the owner and the trainer to ensure the owner understands how to effectively communicate with their dog. The benefit of this program is to maximize training time between the dog and the trainer.

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
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and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 453 S. VERMONT ST., UNIT G

 County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 5TH day of SEPTEMBER, A.D. 2024, and the last publication thereof was made on the 5TH day of SEPTEMBER, A.D. 2024.

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- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE **DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 5TH day of SEPTEMBER, A.D., 2024.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 5TH day of SEPTEMBER, A.D., 2024.

My commission expires the 15TH day of JULY, A.D., 2025.

Attachment: Public Notice (453 S. Vermont Street Unit G - SU Dog Training)

**VILLAGE OF PALATINE
Planning and Zoning Commission**

SCHEDULED 09/24/24 07:00 PM

STAFF REPORT (ID # 9333)

1597 N. Rand Road and 973 – 987 E. Dundee Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Nick Latus, Weaver Consultants, Agent

PLAN NUMBER: PFSUB-000006-2024

BACKGROUND:

The Subject Property is zoned B-2 (general business) and was annexed in 1999. In its current configuration, it consists of approximately 2.194 acres, containing one lot and five total parcels. The current Denny's and Einstein's Bagel buildings, parking, and operations will remain unchanged, but the vacant former Pizza Hut building (Rand Road) would be redeveloped into a new KFC restaurant, with drive-through. Therefore, the Petitioner is requesting:

- 1. Preliminary and Final Plat of Subdivision to permit a 3 Commercial Lots;**
- 2. Special Use to permit a restaurant, with a drive-through; and**
- 3. Variation to permit 17 parking spaces, instead of the minimum required 25 spaces.**

Surrounding Zoning/Uses:

North:	KC 1000 Planned Development
South:	Park Place Planned Development
East:	Park Place Planned Development
West:	B-2 General Business District

KEY ISSUES:

Site Design

The existing property would be subdivided into 3 total lots. Denny's (Lot 1) and Einstein's Bagels (Lot 2) will remain as currently exists. The Petitioner proposes to renovate the building on Lot 3, for a new KFC Restaurant, with drive-through. The current parcel lines bisect existing parking lots associated with the neighboring parcels (see attached subdivision narrative for further information). The table below provides an analysis of the proposed lots:

	Lot Size	Lot Width (50' required)
Lot 1 Denny's	46,003 sq. ft.	1094.11'
Lot 2 Einstein Bagels	25,743 sq. ft.	209.15'
Lot 3 Proposed KFC	23,809 sq. ft.	124.31'

- As a component of the Subdivision cross-access easement/agreements will be a requirement of the subdivision, for lots 1 (Denny's) and 2 & 3 (Einstein and KFC).

KFC Restaurant, with drive-through - Lot 3

- The proposal will renovate the existing structure and incorporate a drive-through. The building is approximately 2,541 square feet. The parking lot and proposed drive-through proposal meets code, including an escape lane. The building meets the B-2 setback requirements.
- The site plan indicates the existing access driveway on Rand Road will remain.
- The proposed hours of operation are 10:30 am to 10:30 pm Sunday through Thursday, and 10:30 AM to 11 PM Friday and Saturday. A maximum of 10 employees, per shift, is anticipated, with an average number of 6 employees, per shift. The business plan indicates at peak hours, there would be 9 walk-in customers and 12 drive-through customers.
- For restaurants, the minimum required parking is the greater of 1 space per 100 building square feet or 1 space per every 2.5 seats. With a building of 2,541 square feet and 30 seats, the restaurant requires 25 parking spaces. The proposed site plan shows 17 spaces. Therefore, the property will be under parked by 8 spaces and a Variation is required.
- Per code, the site can have up to a total of 186 square feet of signage. The proposed signage meets code. Note: Drive-through and directional signage is not included.

Signs	Sq. Footage
Free Standing Sign	55
Attached Front Elevation (1 signs)	16.06
Attached West Elevation (1 signs)	63.71
Attached East Elevation (1 signs)	16.06
Total Square Footage Proposed	151.37
Total Square Footage Permitted	186

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section

14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The proposed Plat of Subdivision would clarify the existing parcel lots and delineate the 3 separate lots, which are aligned with 3 separate uses.

KFC would renovate the currently vacant building on Lot 3, which was also previously a restaurant. The building and drive-through comply with the B-2 bulk standards and stacking requirements. Furthermore, drive-through uses are common in the Dundee/Rand Corridor.

Another component of the request relief is a Parking Variation. Per the business plan, the majority of customers will be using the drive-through, therefore, Staff believes the proposed parking should be sufficient for this use.

Therefore, Staff recommends approval of the Preliminary and Final Subdivision, Special Use, and Variation, pursuant to the following conditions:

1. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Weaver Consultant Group and attached hereto.
2. A Cross-Access Easement/Agreement between Lots 2 and 3 shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Attorney.
3. Recording fees in the amount of \$300 shall be submitted.
4. The Special Use and Variation shall substantially conform to the engineering plans prepared by Weaver Consultant Group dated 8/28/2024, elevations prepared by Design Plus dated 8/19/2024 and the business plan submitted by the Petitioner, except as such plans may be changed to conform to Village

Codes and Ordinances.

5. The traffic directional signage plan shall be submitted in a manner acceptable to the Village Engineer.
6. The final landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.

ATTACHMENTS:

- Aerial Map
- Applications
- Plat of Survey
- Final Plat of Subdivision
- 1597 N Rand Road Plans
- 1597 N Rand Rd Business Plan
- 1597 N Rand Rd Floor Plan
- 1597 N Rand Rd Elevations
- 1597 N Rand Rd Sign Package
- Public Notice



0 500 1000
ft

Print Date: 9/4/2024

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



PRELIMINARY & FINAL PLAT OF SUBDIVISION

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247
www.palatine.il.us

Attachment: Applications (1597 N. Rand Road and 973 – 987 E. Dundee Road. PFSUB, SU VAR Restaurant)

Petitioner Name

Nick Latus, Agent

Business Name (if applicable)

Weaver Consultants

Property Owner (if different from petitioner)

Dundee Properties, LLC

Subject Property Address

1597 N. Rand Road and 973 – 987 E. Dundee Road

Property Interest of Petitioner(s):

Agent

Owner, Lessee, Contract Purchaser, etc.

All existing land use(s) on the property are:

commercial

The proposed use(s) on the property, if this petition is approved is (are):

commercial

Current zoning of property: B-2

Size of the property: 2.194 acres

State the specific action requested:

Conversion of a vacant building to a KFC restaurant with an associated, drive-thru and parking lot. Property lines will be redrawn as a result of the development.



September 16, 2024
Job No.: 5171-504-32

Lyn Bremanis
Village of Palatine – Planning & Zoning Department
200 E Wood Street
Palatine, IL 60067

**Re: KFC – Palatine
Final Plat of Subdivision Narrative**

Lyn:

The existing triangle area currently called Fremd Subdivision consists of 5 parcels all owned and operated by Dawn Lafreeda. Dawn is also the owner and operator of Den-Tex Central, Inc. which manages the Denny's franchise within Fremd Subdivision. Parcel 5, Lot 1 of Fremd Subdivision contains both the vacant cash loan building as well as the Einstein Brothers Bagels building.

The final plat of subdivision creates a new Lafreeda Subdivision that will contain 3 lots. Lots 1 and 2 will continue to be owned and operated by Dawn Lafreeda and Lot 3 will be owned and operated by KBP Brands. KBP brands is the developer of the KFC franchise that will occupy Lot 3.

What previously was Parcel 5, Lot 1 has been split into Lots 2 and 3. Lot 2 will contain the Einstein Brothers Bagels building and Lot 3 will contain the KFC building. The western boundary of Lots 2 and 3 has been shifted to the west in the proposed condition in order to better line up with the existing development limits on both lots.

Lot 1 is a consolidation of Parcels 1, 2, 3, and 4 and will contain the Denny's building and surrounding parking lot.

If you have any questions, please do not hesitate to contact me at 708-205-0273 or e-mail nlatus@wcgrp.com.

Very Truly Yours,
Weaver Consultants Group North Central, LLC

Nick Latus, P.E.
Project Manager

Attachment: Applications (1597 N. Rand Road and 973 – 987 E. Dundee Road. PFSUB, SU VAR Restaurant)



SPECIAL USE APPLICATION

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339
 Telephone: (847) 359-9047 • Fax (847) 963-6247

Petitioner Name

Alan Okon, KBP Brands

Business Name (if applicable)

KFC

Subject Property Address

1597 N Rand Road, Palatine, IL 60074

Please provide a description of your proposed request:

The proposed request for this project is related to the use of a drive-thru lane on this site.

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

The drive-thru lane is essential for public convenience as it offers quick service for customers with busy schedules, enhances accessibility for individuals with mobility issues, and provides comfort in extreme weather conditions. It helps manage traffic and reduces congestion inside the restaurant, especially during peak hours. Additionally, the drive-thru offers a safer food service option during health crises by minimizing contact. Overall, the drive-thru meets customer preferences for efficiency and convenience, making it a valuable feature for many locations.

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

The drive-thru lane was designed, located, and will be operated to protect public health, safety, and welfare through careful planning and adherence to local regulations. The design ensures smooth traffic flow to prevent congestion and accidents. The location was chosen to minimize disruptions to surrounding areas and provide easy access. The operation includes measures such as designated lanes and efficient service protocols to maintain safety. Additionally, health standards are strictly followed to ensure food safety and hygiene.

The use will not cause substantial injury to nearby property values. Explain:

The drive-thru will be carefully managed to prevent substantial injury to nearby property values. This is achieved through efficient traffic management, noise and emissions control measures, and aesthetic integration with the surrounding area. Additionally, the presence of a well-operated drive-thru can attract more business to the area, potentially boosting local commerce and property values.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

The design of the front yard will preserve existing vistas, as no changes will be made, maintaining the current aesthetic appeal. New pavement will be installed, enhancing the appearance of homes and streets for a cleaner and more attractive environment. The building's aesthetics will fit seamlessly with surrounding businesses, ensuring harmony with the overall community look. Adhering to local regulations, the design will meet all necessary standards for the front, side, and rear yards, ensuring comprehensive compliance with zoning and aesthetic guidelines. Additionally, no fencing will be installed since there are no safety concerns for customers or employees, further ensuring that the project complements the community's appearance.



VARIATION APPLICATION

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339
 Telephone: (847) 359-9047 • Fax (847) 963-6247

Petitioner Name

Alan Okon, KBP Brands

Business Name (if applicable)

KFC

Property Owner (if different from Petitioner)

Same as Petitioner

Subject Property Address

1597 N Rand Road, Palatine, IL 60074

Please provide a description of your proposed request:

This variance application is to request a reduction in the required parking spaces for the development proposed on this site from 25 to 17 parking spaces.

Petitioner Justification

Variations shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located:

The required parking for this development was calculated to be 25 spaces (based on 1 space per 100 square feet of gross floor area). However, due to the size of the lot and the requirements for parking space dimensions, drive aisle widths, and other site related restrictions within the village ordinances we are only able to provide 17 parking spaces, including one ADA compliant stall with an accessible aisle.

That the plight of the owner is due to unique circumstances:

Due to the site's location and the characteristics of the surrounding properties, it is not feasible to acquire additional space to meet the village's parking requirement and provide the extra 8 spaces. This situation highlights the unique challenges faced by the property.

That the Variation, if granted, will not alter the essential character of the locality:

Granting this variation in this locality, which is characterized by other restaurant and commercial businesses, will not the the area's essential character. The varied peak usage times and alternative transportation options contribute to this statement

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

- a. The particular surroundings, shape, or topographical conditions of the property.**
- b. A unique hardship for the property not generally applicable to other properties in the same zoning district.**
- c. The request is not based on a desire to make more money out of the property.**
- d. The petitioner has not created the alleged hardship for the property.**
- e. The request will not be detrimental the public welfare or other properties in the neighborhood.**
- f. The request will not impair supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values.**

We request a variation to reduce the required parking spaces due to the property's unique size and shape, which create a specific hardship not generally applicable to other properties in the zoning district. This request is driven by practical considerations rather than economic gain, and the hardship was not created by the petitioner. The reduction aligns with the commercial nature of the area. It will not negatively impact public welfare, neighboring properties, or property values, and will not affect light, air, fire safety, or public safety. Overall, the variation supports the functionality and character of the locality without causing adverse effects.

Additionally, the required parking count is based on the 1 space per 100 SF GFA formula because it yields a larger amount of spaces than the 1 space per 2.5 seats formula. The proposed restaurant only has 30 seats and a large portion of the GFA is taken up by the kitchen rather than tables for customers. This type of restaurant relies on drive-thru customers for a large portion of their business as well. All of this is to say that the true required parking amount is likely closer to the 12 stalls per the seat formula rather than the 25 stalls per the GFA formula for this specific development.

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 12,
TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 12,
TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN

ALTA/NSPS LAND TITLE SURVEY

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 12,
TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN

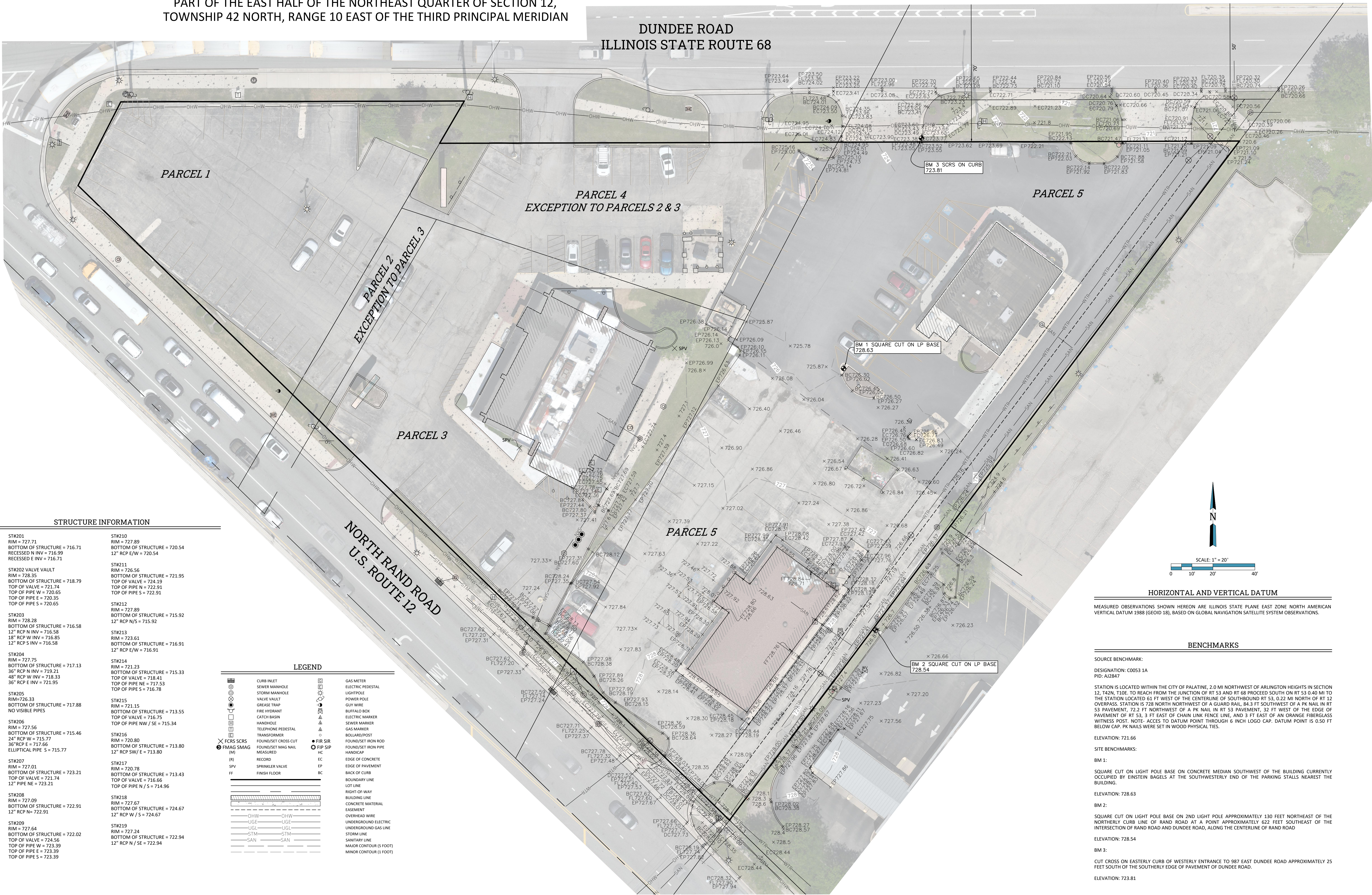
02-12-101-007
02-12-101-008
02-12-101-009
02-12-101-028
02-12-101-027

PREPARED FOR:
KBP INVESTMENTS, LLC
10950 GRANDVIEW DRIVE SUITE 300
OVERLAND PARK, KS 66210



ALTA/NSPS LAND TITLE SURVEY
1597 NORTH RAND ROAD
PALATINE, IL 60074

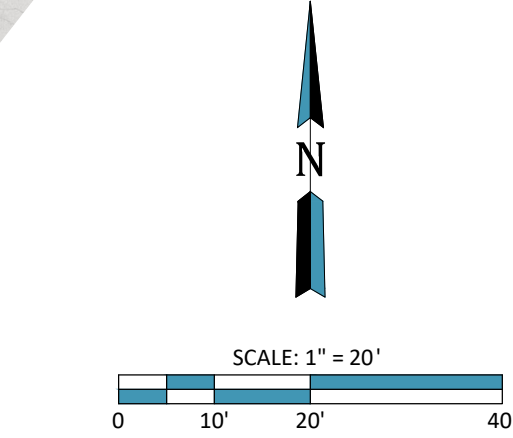
Attachment: Plat of Survey (1597 N. Rand Road and 973 - 987 E. Dundee Road, PFSUB, SU VAR Restaurant)



STRUCTURE INFORMATION

ST#201 RIM = 727.71 BOTTOM OF STRUCTURE = 716.71 RECESSED N INV = 716.99 RECESSED E INV = 716.71	ST#210 RIM = 727.89 BOTTOM OF STRUCTURE = 720.54 12" RCP E/W = 720.54
ST#202 VALVE VAULT RIM = 728.35 BOTTOM OF STRUCTURE = 718.79 TOP OF VALVE = 721.74 TOP OF PIPE W = 720.65 TOP OF PIPE E = 720.35 TOP OF PIPE S = 720.65	ST#211 RIM = 726.56 BOTTOM OF STRUCTURE = 721.95 TOP OF VALVE = 724.19 TOP OF PIPE N = 722.91 TOP OF PIPE E = 720.35 TOP OF PIPE S = 720.65
ST#203 RIM = 728.28 BOTTOM OF STRUCTURE = 716.58 12" RCP N INV = 716.58 18" RCP W INV = 716.85 12" RCP S INV = 716.58	ST#212 RIM = 727.89 BOTTOM OF STRUCTURE = 715.92 12" RCP N/S = 715.92
ST#204 RIM = 727.75 BOTTOM OF STRUCTURE = 717.13 36" RCP N INV = 719.21 48" RCP W INV = 718.33 36" RCP E INV = 721.95	ST#213 RIM = 723.61 BOTTOM OF STRUCTURE = 716.91 12" RCP E/W = 716.91
ST#205 RIM=726.33 BOTTOM OF STRUCTURE = 717.88 NO VISIBLE PIPES	ST#214 RIM = 721.23 BOTTOM OF STRUCTURE = 715.33 TOP OF VALVE = 718.41 TOP OF PIPE NE = 717.53 TOP OF PIPE NW / SE = 716.78
ST#206 RIM = 727.56 BOTTOM OF STRUCTURE = 715.46 24" RCP W = 715.77 36" RCP E = 717.66 ELLIPTICAL PIPE S = 715.77	ST#215 RIM = 721.15 BOTTOM OF STRUCTURE = 713.55 TOP OF VALVE = 716.75 TOP OF PIPE NW / SE = 715.34
ST#207 RIM = 727.01 BOTTOM OF STRUCTURE = 723.21 TOP OF VALVE = 721.74 12" PIPE NE = 723.21	ST#216 RIM = 720.80 BOTTOM OF STRUCTURE = 713.80 12" RCP SW/ E = 713.80
ST#208 RIM = 727.09 BOTTOM OF STRUCTURE = 722.91 12" RCP NE = 722.91	ST#217 RIM = 720.78 BOTTOM OF STRUCTURE = 713.43 TOP OF VALVE = 716.66 TOP OF PIPE N / S = 714.96
ST#209 RIM = 727.64 BOTTOM OF STRUCTURE = 722.02 TOP OF VALVE = 724.56 TOP OF PIPE W = 723.39 TOP OF PIPE E = 723.39 TOP OF PIPE S = 723.39	ST#218 RIM = 727.67 BOTTOM OF STRUCTURE = 724.67 12" RCP W / S = 724.67
ST#219 RIM = 727.24 BOTTOM OF STRUCTURE = 722.94 12" RCP N / SE = 722.94	

LEGEND			
	CURB INLET		GAS METER
	SEWER MANHOLE		ELECTRIC PEDESTAL
	STORM MANHOLE		LIGHT POLE
	VALVE VAULT		POWER POLE
	GRASS TRAP		GUY WIRE
	FIRE HYDRANT		RUFFALO BOX
	CATCH BASIN		ELECTRIC MARKER
	HANDHOLE		SEWER MARKER
	TELEPHONE PEDESTAL		GAS MARKER
	TRANSFORMER		BOLLARD/POST
	FOUND/SET CROSS CUT		FOUND/SET IRON ROD
	FOUND/SET MAG NAIL		FOUND/SET IRON PIPE
	MEASURED		HANDICAP
	RECORD		EDGE OF CONCRETE
	SPRINKLER VALVE		EDGE OF PAVEMENT
	FINISH FLOOR		BACK OF CURB
	BOUNDARY LINE		LOT LINE
	RIGHT-OF-WAY		BUILDING LINE
	CONCRETE MATERIAL		EASEMENT
	OVERHEAD WIRE		UNDERGROUND ELECTRIC
	UNDERGROUND GAS LINE		SANITARY LINE
	MAJOR CONTOUR (5 FOOT)		MINOR CONTOUR (1 FOOT)



HORIZONTAL AND VERTICAL DATUM

MEASURED OBSERVATIONS SHOWN HEREON ARE ILLINOIS STATE PLANE EAST ZONE NORTH AMERICAN
VERTICAL DATUM 1988 (GEOID 18), BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS.

BENCHMARKS

SOURCE BENCHMARK:
DESIGNATION: C0053 1A
PID: A12847

STATION IS LOCATED WITHIN THE CITY OF PALATINE, 2.0 MI NORTHWEST OF ARLINGTON HEIGHTS IN SECTION 12, T42N, T10E. TO REACH FROM THE JUNCTION OF RT 53 AND RT 68 PROCEED SOUTH ON RT 53 0.40 MI TO THE STATION LOCATED 61 FT WEST OF THE CENTERLINE OF SOUTHBOUND RT 53, 0.22 MI NORTH OF RT 12 OVERPASS. STATION IS 728 NORTH NORTHWEST OF A GUARD RAIL, 84.3 FT SOUTHWEST OF A PK NAIL IN RT 53 PAVEMENT, 72.2 FT NORTHWEST OF A PK NAIL IN RT 53 PAVEMENT, 32 FT WEST OF THE EDGE OF PAVEMENT OF RT 53, 3 FT EAST OF CHAIN LINK FENCE LINE, AND 3 FT EAST OF AN ORANGE FIBERGLASS WITNESS POST. NOTE: ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.50 FT BELOW CAP. PK NAILS WERE SET IN WOOD PHYSICAL TIES.

ELEVATION: 721.66

SITE BENCHMARKS:

BM 1:
SQUARE CUT ON LIGHT POLE BASE ON CONCRETE MEDIAN SOUTHWEST OF THE BUILDING CURRENTLY OCCUPIED BY EINSTEIN BAGELS AT THE SOUTHWESTERLY END OF THE PARKING STALLS NEAREST THE BUILDING.
ELEVATION: 728.63

BM 2:
SQUARE CUT ON LIGHT POLE BASE ON 2ND LIGHT POLE APPROXIMATELY 130 FEET NORTHEAST OF THE NORTHERLY CURB LINE OF RAND ROAD AT A POINT APPROXIMATELY 622 FEET SOUTHEAST OF THE INTERSECTION OF RAND ROAD AND DUNDEE ROAD, ALONG THE CENTERLINE OF RAND ROAD
ELEVATION: 728.54

BM 3:
CUT CROSS ON EASTERLY CURB OF WESTERLY ENTRANCE TO 987 EAST DUNDEE ROAD APPROXIMATELY 25 FEET SOUTH OF THE SOUTHERLY EDGE OF PAVEMENT OF DUNDEE ROAD.
ELEVATION: 723.81



WEAVER CONSULTANTS GROUP
338 BOND STREET SUITE 108
NAPERVILLE, ILLINOIS 60563
(630)-717-4848
www.wcgrp.com

REUSE OF DOCUMENTS
This document, and the designs incorporated herein, as an instrument of professional service, is the property of Weaver Consultants Group, and is not to be used in whole or in part, without the written authorization of Weaver Consultants Group.

DRAWN BY: ZAP, VSP
REVIEWED BY: MDB
DATE: 8/19/2024
FILE: 5171-504-09
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SHEET 2 OF 3

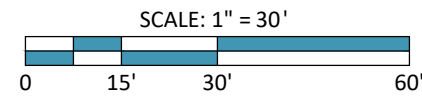
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02-12-101-008
02-12-101-009
02-12-101-028
02-12-101-027

1-STORY BRICK
COMMERCIAL BUILDING
975 EAST DUNDEE ROAD
BUILDING AREA: 4,170± SQ. FT.
BUILDING HEIGHT: 24'±

FINAL
PLAT OF SUBDIVISION
OF
LAFREEDA SUBDIVISION
PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN

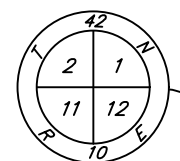
PINS:
02-12-101-007
02-12-101-008
02-12-101-009
02-12-101-027
02-12-101-028

SEND THE NEXT TAX BILL TO:



AREA TABLE

LOT 1: 46,003± SQ. FT. OR 1.057± ACRES
LOT 2: 25,743± SQ. FT. OR 0.591± ACRES
LOT 3: 23,809± SQ. FT. OR 0.546± ACRES
TOTAL: 95,555± SQ. FT. OR 2.194± ACRES



NORTHWEST CORNER OF SECTION 12,
TOWNSHIP 42 NORTH, RANGE 10 EAST

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, MICHAEL D. BYTNER, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHWEST QUARTER, 605.70 FEET EAST OF THE NORTHWEST CORNER THEREOF; SAID POINT OF BEGINNING BEING ALSO THE INTERSECTION OF THE CENTERLINE OF RAND ROAD AND DUNDEE ROAD; THENCE EAST ALONG SAID NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 12, A DISTANCE OF 376 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE WHICH MAKES AN ANGLE OF 60 DEGREES, 09 MINUTES AS MEASURED FROM WEST TO SOUTHWEST, 270.70 FEET TO A POINT IN THE CENTERLINE OF SAID RAND ROAD; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID RAND ROAD, 335.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, (EXCEPT THOSE PARTS OF RAND ROAD AND DUNDEE ROAD TAKEN OR USED FOR HIGHWAY PURPOSES).

PARCEL 2:
THAT PART OF THE NORTHWESTERLY 17 FEET (AS MEASURED ALONG THE CENTERLINE OF RAND ROAD) OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHWEST QUARTER, 981.70 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, BEING ALSO ALONG THE CENTERLINE OF DUNDEE ROAD, 185.50 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED COURSE OF 62 DEGREES AND 45 MINUTES AS MEASURED FROM WEST TO SOUTHWEST, 410.50 FEET TO A POINT IN THE CENTERLINE OF RAND ROAD; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF RAND ROAD, 185.50 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE WHICH MAKES AN ANGLE OF 104 DEGREES AND 21 MINUTES AS MEASURED FROM SOUTHEAST TO EAST AND NORTHEAST, 270.70 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THAT PART LYING NORTHEASTERLY OF A LINE DRAWN FROM A POINT ON THE EASTERLY LINE OF THE ABOVE DESCRIBED PREMISES, 175 FEET SOUTHWESTERLY OF THE CENTERLINE OF DUNDEE ROAD, TO A POINT ON THE WESTERLY LINE OF AFORESAID PREMISES, 117 FEET SOUTHWESTERLY OF SAID CENTERLINE OF DUNDEE ROAD AND ALSO EXCEPTING THEREFROM THAT PART TAKEN FOR RAND ROAD), IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHWEST QUARTER, 981.70 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, BEING ALSO ALONG THE CENTERLINE OF DUNDEE ROAD, 185.50 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED COURSE OF 62 DEGREES AND 45 MINUTES AS MEASURED FROM WEST TO SOUTHWEST, 410.50 FEET TO A POINT IN THE CENTERLINE OF RAND ROAD; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF RAND ROAD, 185.50 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE WHICH MAKES AN ANGLE OF 104 DEGREES AND 21 MINUTES AS MEASURED FROM SOUTHEAST TO EAST AND NORTHEAST, 270.70 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THAT PART LYING NORTHEASTERLY OF A LINE DRAWN FROM A POINT ON THE EASTERLY LINE OF THE ABOVE DESCRIBED PREMISES, 175 FEET SOUTHWESTERLY OF THE CENTERLINE OF DUNDEE ROAD, TO A POINT ON THE WESTERLY LINE OF AFORESAID PREMISES, 117 FEET SOUTHWESTERLY OF SAID CENTERLINE OF DUNDEE ROAD AND ALSO EXCEPTING THEREFROM THAT PART TAKEN FOR RAND ROAD), IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHWEST QUARTER, 981.70 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, BEING ALSO ALONG THE CENTERLINE OF DUNDEE ROAD, 185.50 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED COURSE OF 62 DEGREES AND 45 MINUTES AS MEASURED FROM WEST TO SOUTHWEST, 410.50 FEET TO A POINT IN THE CENTERLINE OF RAND ROAD; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF RAND ROAD, 185.50 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE WHICH MAKES AN ANGLE OF 104 DEGREES AND 21 MINUTES AS MEASURED FROM SOUTHEAST TO EAST AND NORTHEAST, 270.70 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THAT PART LYING SOUTHWESTERLY OF A LINE DRAWN FROM A POINT ON THE EASTERLY LINE OF THE ABOVE DESCRIBED PREMISES, 175 FEET SOUTHWESTERLY OF THE CENTERLINE OF DUNDEE ROAD, TO A POINT ON THE WESTERLY LINE OF AFORESAID PREMISES, 117 FEET SOUTHWESTERLY OF SAID CENTERLINE OF DUNDEE ROAD AND ALSO EXCEPTING THEREFROM THAT PART TAKEN FOR DUNDEE ROAD), IN COOK COUNTY, ILLINOIS.

PARCEL 5:
THAT PART OF LOT 1 OF FREMD FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1957 AS DOCUMENT NUMBER 16928705 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHWEST QUARTER, 1167.20 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER, BEING ALSO ALONG THE CENTERLINE OF DUNDEE ROAD, 207.41 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, 542.84 FEET TO A POINT IN THE CENTERLINE OF RAND ROAD (SAID POINT BEING 622.0 FEET SOUTHEASTERLY OF THE INTERSECTION OF THE CENTERLINE OF RAND ROAD AND DUNDEE ROAD, BEING ON SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12); THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF RAND ROAD, 100.00 FEET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, 410.50 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THAT PART OF DUNDEE ROAD AND RAND ROAD HERETOFORE DEDICATED AND OR TAKEN OR USED FOR HIGHWAY PURPOSES), IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION BUT NOT LONGER THAT ONE YEAR FROM THE RECORDING OF THIS PLAT, CONCRETE MONUMENTS AS SHOWN, AND SURVEY MONUMENTATION AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 ILCS205/0.01 ET SEQ.).

THIS IS TO FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS WHICH HAS AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD), AS PER FEMA FLOOD INSURANCE RATE MAPS, MAP NUMBER 17031C00441, WITH A MAP EFFECTIVE DATE OF 8/19/2008.

DATE OF PLAT OR MAP 9/17/2024:

MICHAEL D. BYTNER, PLS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-00326
WEAVER CONSULTANTS GROUP

ALL ILLINOIS PROFESSIONAL LAND SURVEYOR LICENSES EXPIRE NOVEMBER 30, 2024.
DESIGN FIRM #184004465

LEGEND	
✕ FCRS/SCRS	FOUND/SET CROSS CUT
● FMAG/SMAG	FOUND/SET MAG NAIL
● FIR/SIR	FOUND/SET IRON ROD 5/8"
○ FIP/SIP	FOUND/SET IRON PIPE 1"
(M)	MEASURED
(R)	RECORD
_____	BOUNDARY
_____	LOT
_____	RIGHT-OF-WAY
_____	EASEMENT
_____	UNDERLYING PARCELS
UNDERLYING PARCELS AND DIMENSIONS SHOWN IN ITALICIZED TEXT	

PREPARED FOR:
KBP INVESTMENTS, LLC
10950 GRANDVIEW DRIVE SUITE 300
OVERLAND PARK, KS 66210
KBPINVESTMENTS

FINAL
PLAT OF SUBDIVISION
LAFREEDA SUBDIVISION
NORTH RAND ROAD AND DUNDEE ROAD
PALATINE, IL 60074

No.	DATE	REVISION DESCRIPTION
1	7/25/2024	VILLAGE OF PALATINE REVIEW COMMENTS
2	8/19/2024	PUBLIC UTILITIES EASEMENT ADDED
4	9/17/2024	VILLAGE OF PALATINE REVIEW COMMENTS

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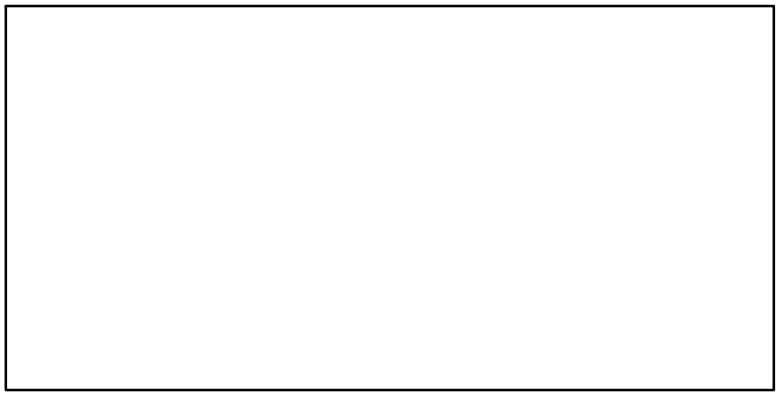
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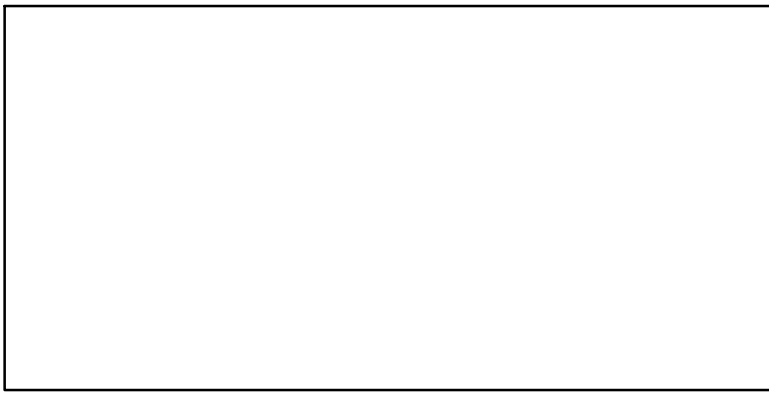
DRAWN BY: VSP
REVIEWED BY: MDB
DATE: 9/17/2024
FILE: 5171-504-09
P\000003.dwg

SHEET 1 OF 2

FINAL
PLAT OF SUBDIVISION
OF
LAFREEDA SUBDIVISION
PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN



4" x 2" AREA FOR IDOT APPROVAL



4" x 2" AREA FOR COOK COUNTY AUTHORITIES

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT I _____ ARE THE PROPERTY OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT THEY HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND CONSOLIDATED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.

DATED THIS _____ DAY OF _____, 20_____.

BY: _____

NOTARY'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT OF THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL.

DATED THIS _____ DAY OF _____, 20_____.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC: _____

VILLAGE COUNCIL

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS DATED THIS _____ DAY OF _____, 20_____.

MAYOR: _____

VILLAGE CLERK: _____

VILLAGE ENGINEER

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE VILLAGE OF PALATINE STANDARDS AND REQUIREMENTS, AND WORKING DRAWINGS AND SPECIFICATIONS FOR IMPROVEMENTS HAVE BEEN PREPARED IN CONFORMANCE WITH THE VILLAGE STANDARDS AND REQUIREMENTS, AND ENGINEERING FEES DUE TO THE VILLAGE OF PALATINE HAS BEEN PAID.

DATED THIS _____ DAY OF _____, 20_____.

VILLAGE ENGINEER: _____

VILLAGE COLLECTOR

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED SPECIAL ASSESSMENTS OR UNPAID CURRENT ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS _____ DAY OF _____, 20_____.

VILLAGE COLLECTOR: _____

PLANNING & ZONING COMMISSION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, 20_____.

CHAIRMAN: _____

SECRETARY: _____

ILLINOIS DEPARTMENT OF TRANSPORTATION STATEMENT

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO § 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY" ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

_____, A.D., 20_____
SIGNATURE DATE

JOSE RIOS, P.E.
REGISTERED ENGINEER

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

ELEMENTARY SCHOOL DISTRICT # _____ PALATINE CENTRAL CONSOLIDATED SCHOOL DISTRICT 15

HIGH SCHOOL DISTRICT # _____ TOWNSHIP HIGH SCHOOL 211 SCHOOL DISTRICT

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE DIVERSION AND DETENTION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WITHIN THE RIGHTS OF THE SUBDIVIDER AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON ADJACENT LAND OWNERS PROPERTY IN SUCH CONCENTRATION AS MAY CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

ENGINEER: _____ DATED _____

OWNER: _____ DATED _____

PUBLIC UTILITIES EASEMENT PROVISIONS

WHENEVER THE WORDS "PUBLIC UTILITIES" OR "PUBLIC UTILITIES EASEMENT" SHALL APPEAR ON THIS PLAT, THE VILLAGE OF PALATINE, A MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS, AND ITS SUCCESSORS OR ASSIGNS, JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES ON THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF ALL PUBLIC UTILITY EQUIPMENT, INCLUDING BUT NOT LIMITED TO, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER AND SEWAGE MAINS AND PIPING, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

No.	DATE	REVISION DESCRIPTION
1	7/25/2024	VILLAGE OF PALATINE REVIEW COMMENTS
2	8/19/2024	PUBLIC UTILITIES EASEMENT ADDED
4	9/17/2024	VILLAGE OF PALATINE REVIEW COMMENTS

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DRAWN BY: VSP

REVIEWED BY: MDB

DATE: 9/17/2024

FILE: 5171-504-09

PLO00002.dwg

SHEET 2 OF 2

FINAL
PLAT OF SUBDIVISION
LAFREEDA SUBDIVISION
NORTH RAND ROAD AND DUNDEE ROAD
PALATINE, IL 60074

PREPARED FOR:
KBP INVESTMENTS, LLC
10950 GRANDVIEW DRIVE SUITE 300
OVERLAND PARK, KS 66210
KBPINVESTMENTS

KFC REMODEL - PALATINE

CIVIL ENGINEERING PLANS
1597 N RAND RD
PALATINE, IL 60074

MUNICIPAL/AGENCY APPROVAL STAMP

KBP BRANDS
10950 GRANDVIEW DRIVE, SUITE 300
OVERLAND PARK, KS 66210
KBP BRANDS

BY KFC REMODEL - PALATINE
1597 N RAND ROAD
PALATINE, ILLINOIS 60074
COVER SHEET

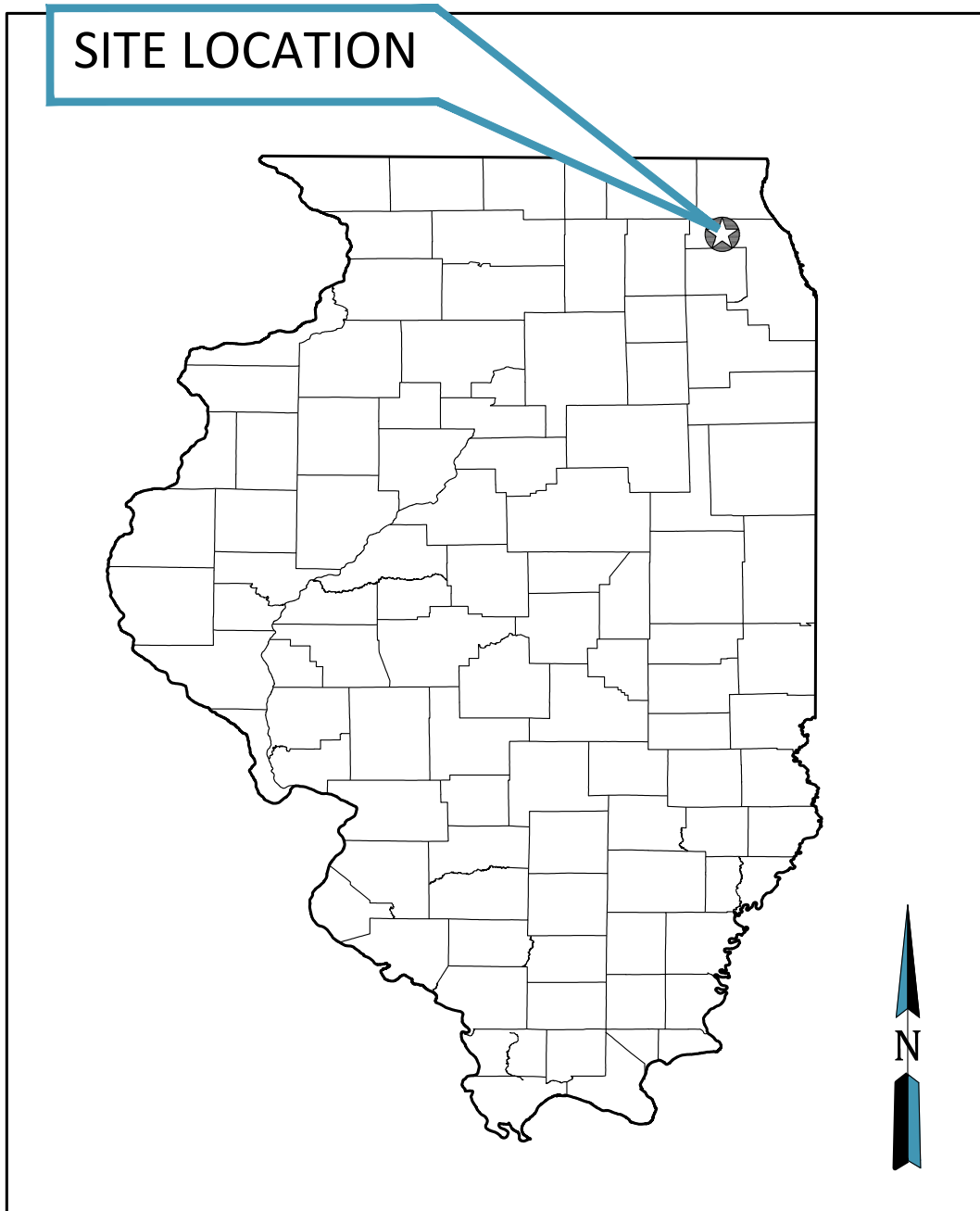
DESIGNED BY: MCS
REVIEWED BY: NCL
DATE: 07/19/2024
PRJ#: 5171-504-32

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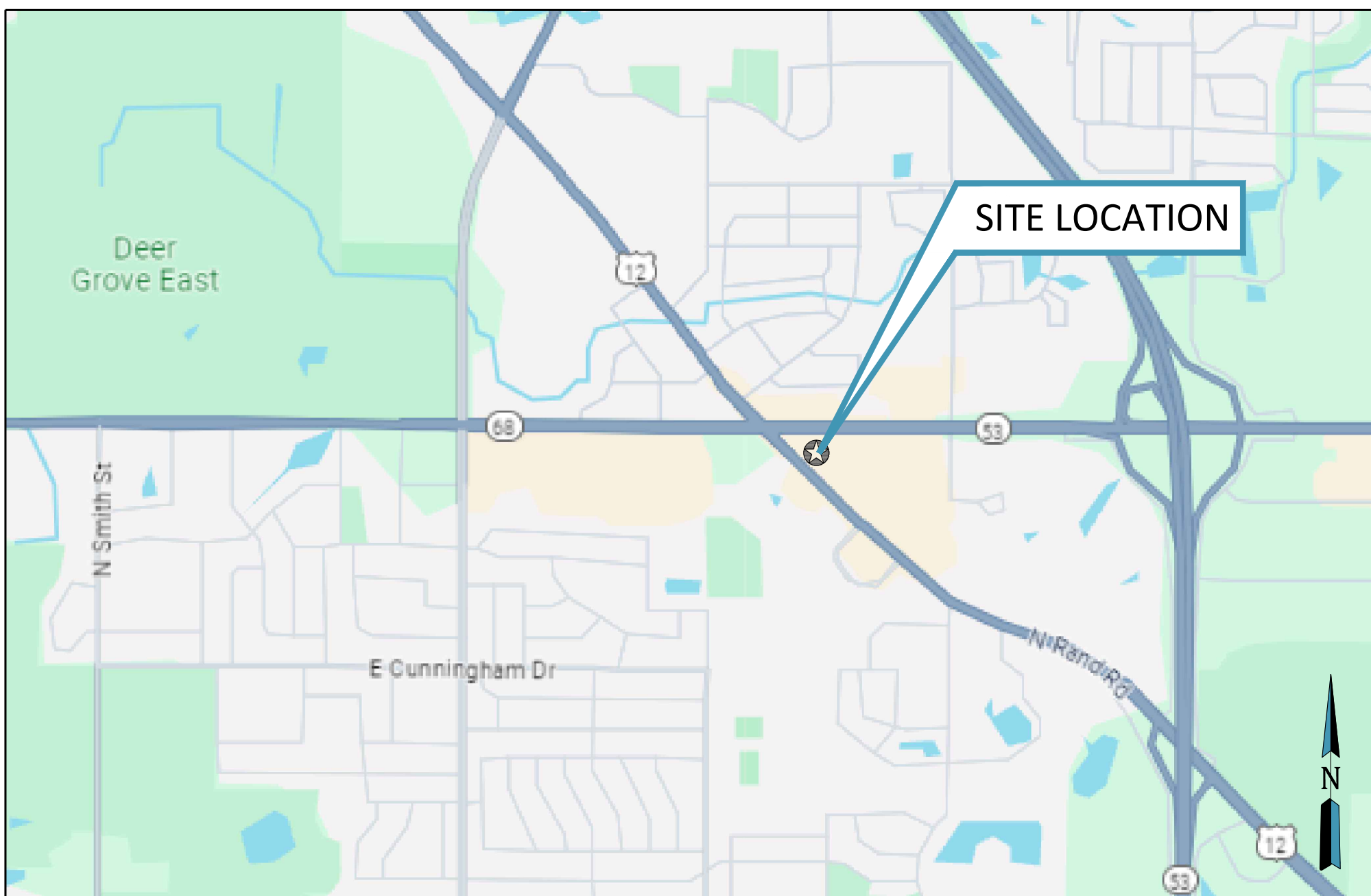
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NAPERVILLE, ILLINOIS 60563
(630) 717-4848
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SHEET #:
C-1



STATE OF ILLINOIS - COOK COUNTY
NOT TO SCALE



SITE LOCATION KEY
NOT TO SCALE

SHEET INDEX

SHEET NO.	SHEET NAME
C-1	COVER SHEET
C-2	SPECIFICATIONS & LEGENDS
C-3	EX COND & DEMO PLAN
C-4	GEOMETRIC PLAN
C-5	GRADING & STM WATER PLAN
C-6	UTILITY PLAN
C-7	SOIL EROSION CONTROL PLAN
C-8	SOIL EROSION DETAILS & SPECS
C-9	PROJECT DETAILS 1
C-10	PROJECT DETAILS 2
L-1	LANDSCAPE PLAN
S-1	ALTA SURVEY
S-2	TOPOGRAPHIC SURVEY

DESIGN TEAM CONTACT INFORMATION

PROJECT ARCHITECT
DESIGN +, INC
BARDSTOWN-EASTERN BUILDING,
SUITE 200
LOUISVILLE, KY 40204
(502) 454-5011



LAND SURVEYOR
WEAVER CONSULTANTS GROUP
1316 BOND STREET, SUITE 108
NAPERVILLE, ILLINOIS 60563
(630) 717-4848



CIVIL ENGINEER
WEAVER CONSULTANTS GROUP
1316 BOND STREET, SUITE 108
NAPERVILLE, ILLINOIS 60563
(630) 717-4848
DESIGN FIRM#: 184004465



LANDSCAPE ARCHITECT
WEAVER CONSULTANTS GROUP
1316 BOND STREET, SUITE 108
NAPERVILLE, ILLINOIS 60563
(630) 717-4848



CITY & UTILITY CONTACT INFORMATION

VILLAGE OF PALATINE
200 EAST WOOD STREET
PALATINE, IL 60067
ZONING ADMINISTRATOR: BEN VYVERBERG
PH: (847) 359-9042
REVIEW ENGINEER: GEORGE RUPPERT
PH: (847) 705-5200

AT&T ROW MANAGER
JACKIE FROST
AT&T ILLINOIS
815-7746773
JC1243@ATT.COM

NICOR GAS
BRUCE KOPPANG
DOT LIASON
1844 FERRY ROAD
NAPERVILLE, IL 60563
630-388-3046
BKOPPAN@AGLRESOURCES.COM

COMCAST ROW ENGINEER
FRANK GAUTIER
COMCAST CABLE
688 INDUSTRIAL DRIVE
ELMHURST, IL 60126
630-600-6348
FRANK_GAUTIER@CABLE.COMCAST.COM

SURVEY INFORMATION:

ALTA/NSPS LAND TITLE SURVEY
SURVEY DATE: 07/02/2024
SURVEY NUMBER: 5171-504-09

DATUM:
NAVD88

BENCHMARK #1:
SQUARE CUT ON LP BASE
ELEV = 728.63

BENCHMARK #2:
SQUARE CUT ON LP BASE
ELEV = 728.54

BENCHMARK #3:
SCRS ON CURB
ELEV = 723.81

NOTE: CONTRACTOR(S) TO VERIFY THEY HAVE THE
CURRENT PLAN SET PRIOR TO CONSTRUCTION.

Call **811** or Click Before you Dig.
It's a Free Service

NOT FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN APPROVED BY THE
GOVERNING AGENCY AND ARE SUBJECT TO
CHANGE.



ILLINOIS LICENSED
PROFESSIONAL ENGINEER
NO. 62-073725
LICENSE EXPIRES:
NOVEMBER 30, 2025

CIVIL ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, NICHOLAS C. LATUS, A LICENSED PROFESSIONAL
ENGINEER HEREBY CERTIFY THAT THESE CIVIL
ENGINEERING PLANS, AS LISTED IN THE INDEX, THAT
ARE PREFIXED WITH LETTER "C", HAVE BEEN PREPARED
BY WEAVER CONSULTANTS GROUP UNDER MY
PERSONAL DIRECTION.

NICHOLAS C. LATUS, PE

SPECIFICATIONS - GENERAL

- STANDARDS AND SPECIFICATIONS:** ALL APPLICABLE REQUIREMENTS OF THE ORDINANCES OF AUTHORITIES HAVING JURISDICTION (INCLUDING BUT NOT LIMITED TO THE STATE AND MUNICIPALITY) SHALL GOVERN THIS WORK.
- ENGINEER OF RECORD:** THE ENGINEER OF RECORD (ENGINEER) IS WEAVER CONSULTANTS GROUP NORTH CENTRAL, LLC (WEAVER). WEAVER'S REPRESENTATIVES MAY OBSERVE THE CONSTRUCTION AND COMMUNICATE WITH THE CONTRACTOR.
- EXAMINATION OF THE SITE:** PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSION OR DISCREPANCIES, FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE.
- CURRENT SET OF PLANS:** THE CONTRACTOR SHALL VERIFY THAT THEY ARE WORKING WITH THE CURRENT SET OF PLANS AND SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS AT THE JOB SITE AT ALL TIMES. THE CONTRACTOR SHALL ONLY BUILD FROM THE SET OF PLANS LABELED "ISSUED FOR CONSTRUCTION".
- INDEMNIFICATION:** THE CONTRACTOR SHALL INDEMNIFY THE ENGINEER OF RECORD, THE ARCHITECT OF RECORD, THE OWNER AND THE OWNER'S AGENTS, THE MUNICIPALITY AND ALL OTHER AGENCIES FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- TOPOGRAPHIC SURVEY:** TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THE PLANS IS FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE INFORMATION SHOWN IS CORRECT AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OR ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE SURVEY INFORMATION PROVIDED. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL SURVEY SHALL BE BORNE BY THE CONTRACTOR.
- UNDERGROUND UTILITIES:** THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. THE CONTRACTOR SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES, DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.
- SUBSURFACE INVESTIGATION:** SUBSURFACE EXPLORATION TO ASCERTAIN THE NATURE OF SOILS, INCLUDING THE AMOUNT OF ROCK OR OTHER BURIED IMPEDIMENTS INCLUDING DRAIN TILES, FOUNDATIONS, ETC. IF ANY, IS THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SUCH SUBSURFACE INVESTIGATIONS AS DEEMED NECESSARY TO DETERMINE THE NATURE OF THE MATERIAL TO BE ENCOUNTERED. SOME SUBSURFACE EXPLORATION MAY HAVE BEEN PERFORMED BY THE GEOTECHNICAL ENGINEER OF RECORD ON THE PROJECT AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. AVAILABLE TO THE DEVELOPER AND THE ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY, TRUE LOCATION AND EXTENT OF THE SOILS INFORMATION THAT HAS BEEN PREPARED BY OTHERS. THEY FURTHER DISCLAIM RESPONSIBILITY FOR INTERPRETATION OF THAT DATA BY THE CONTRACTOR, AS IN PROJECTING SOIL BEARING VALUES, ROCK PROFILES, SOILS STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER.
- PERMITS AND LICENSES:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS AND LICENSES AS REQUIRED BY STATE AND LOCAL AGENCIES. WHENEVER THE WORK REQUIRES THE OBTAINING OF PERMITS FROM THE GOVERNING AUTHORITIES, THE CONTRACTOR SHALL FURNISH DUPLICATE COPIES OF SUCH PERMITS TO THE DEVELOPER BEFORE THE WORK BEGINS AND THEREBY BE STARTED. NO WORK WILL BE ALLOWED TO PROCEED BEFORE SUCH PERMITS ARE OBTAINED.
- BONDS:** PERFORMANCE, PAYMENT AND MAINTENANCE BONDS MAY BE REQUIRED FROM THE CONTRACTOR FOR ALL WORK CONSIDERED TO BE "PUBLIC" IMPROVEMENTS. BONDS SHALL BE IN THE FORM AND IN THE AMOUNTS AS REQUIRED BY THE GOVERNING AGENCIES.
- SAFETY:** WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION ARE REQUIRED. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF EMPLOYEES ON THE PROJECT AND SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF FEDERAL, STATE, AND MUNICIPAL SAFETY LAWS AND BUILDING CODES. CONTRACTOR SHALL ERECT AND PROPERLY MAINTAIN, AT ALL TIMES, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR PROTECTION OF WORKMEN AND THE PUBLIC AND SHALL POST DANGER SIGNS WARNING AGAINST KNOWN OR UNUSUAL HAZARDS.
- NOTIFICATIONS:** A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT, THE ENGINEER OF RECORD AND THE LOCAL UNDERGROUND LOCATE COMPANY FOR STAKING THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- INSPECTIONS:** INSPECTION OF THE PROPOSED CONSTRUCTION WILL BE PROVIDED BY THE GOVERNING AUTHORITIES AND/OR THE DEVELOPER OR ASSIGNED AGENTS. THE CONTRACTOR SHALL PROVIDE ASSISTANCE BY PROVIDING EXCAVATION, TRENCH SAFETY, OR OTHER WORK NECESSARY TO FACILITATE INSPECTION ACTIVITIES, AND SHALL GIVE SUFFICIENT NOTICE WELL IN ADVANCE OF PENDING CONSTRUCTION ACTIVITIES TO THE GOVERNING AUTHORITIES AND/OR DEVELOPER FOR SCHEDULING OF INSPECTION SERVICES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETERMINATION OF ANY REQUIRED INSPECTIONS, THE SCHEDULING AND CONTROL OF INSPECTIONS AND THE ACCEPTANCE OF ALL PUBLIC AND/OR PRIVATE UTILITIES BY THE APPROPRIATE GOVERNING AUTHORITY PRIOR TO TRENCH BACKFILLING.
- SHOP DRAWINGS:** PROPOSED CONSTRUCTION MATERIALS SHALL BE SUBMITTED TO THE OWNER AND ENGINEER FOR APPROVAL IN ADVANCE OF MOBILIZATION. ANY DEVIATION FROM THE APPROVED CONSTRUCTION MATERIALS LIST MUST BE APPROVED BY THE ENGINEER IN WRITING.
- CONSTRUCTION DEBRIS:** IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM THE CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER. WHENEVER, DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THE LOOSE MATERIAL WILL BE REMOVED AT THE END OF EACH WORKING DAY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- SITE DRAINAGE:** DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE CONCLUSION OF EACH DAY. ALL DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING OR OTHER METHODS ACCEPTABLE TO THE ENGINEER.
- DISPOSITION AND DISPOSAL OF EXCESS MATERIALS:** ALL MATERIALS TO BE REMOVED FROM THE SITE, INCLUDING, BUT NOT LIMITED TO EXCESS MATERIALS AND UNSUITABLE MATERIALS SUCH AS CONCRETE, ASPHALT, LARGE ROCKS, REFUSE AND OTHER DEBRIS, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AT THE CONTRACTOR'S EXPENSE. DISPOSAL OF MATERIALS SHALL BE IN STRICT ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.
- CONSTRUCTION STAKING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL VERIFY THE SITE BENCHMARKS' ELEVATION SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION STAKING. ALL CONSTRUCTION TRADES SHALL COORDINATE THROUGH THE GENERAL CONTRACTOR USING THE SAME BENCHMARKS FOR VERTICAL CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE REMOVAL, REPLACEMENT AND REDESIGN OF ANY IMPROVEMENTS CONSTRUCTED PRIOR TO CHECKING HORIZONTAL/VERTICAL CONTROL AND PLAN DIMENSIONS AND NOTIFICATION OF ANY DISCREPANCIES TO THE OWNER AND ENGINEER. ALL INSTRUMENTS ARE TO BE PROPERLY CALIBRATED PRIOR TO USE.
- PROPERTY CORNERS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DAMAGED OR DISTURBED, THEY SHALL BE PROTECTED AND SHALL BE RESET BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- RECORD DRAWINGS:** THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TO THE ENGINEER OF RECORD AND THE OWNER RECORD DRAWINGS, PREPARED BY A REGISTERED PROFESSIONAL LAND SURVEYOR, OF ALL SITE IMPROVEMENTS. THESE RECORD DRAWINGS SHALL INCLUDE ALL DEVIATIONS TO THE DESIGN PLANS, ALL AS-CONSTRUCTED SPOT GRADES ON THE GRADING PLAN AND ALL AS-CONSTRUCTED GRADES INCLUDING RIMS, INVERTS AND PIPE SLOPES ON THE UTILITY PLAN. CONTRACTOR IS ALSO RESPONSIBLE TO MAKE ANY CORRECTIONS AS DETERMINED NECESSARY BY THE ENGINEER, OWNER AND/OR MUNICIPALITY AND UPDATE THE RECORD DRAWINGS ACCORDINGLY.
- SOIL STABILIZATION:** THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF THE EROSION CONTROL SPECIFICATIONS. ALL SOIL SHALL BE STABILIZED PRIOR TO ISSUANCE OF FINAL APPROVAL. SEE LANDSCAPE PLAN FOR DETAILS.

SPECIFICATIONS - DEMOLITION

- PERMITS:** CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL REQUIRED PERMITS PRIOR TO DEMOLITION.
- EROSION CONTROL MEASURES:** CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL PLAN INCLUDING, BUT NOT LIMITED TO, PERIMETER SILT FENCE AND INLET PROTECTION, PRIOR TO THE START OF DEMOLITION.
- STRIPPING AND DEBRIS REMOVAL:** THE BUILDING PAD SITES, AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIAL. STRIPPED TOPSOIL SHALL BE STOCKPILED IN A LOCATION ON-SITE APPROVED BY THE DEVELOPER IF IT HAS BEEN DETERMINED THAT IT CAN BE RE-USED ON THE SITE. ALL TREES INCLUDING STUMPS AND ROOT SYSTEMS, VEGETATION, DEBRIS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OFF-SITE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE. ALL COSTS ASSOCIATED WITH DISPOSAL OF MATERIAL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- BURNING:** BURNING SHALL NOT BE PERMITTED ON THE PROJECT SITE UNLESS APPROVED IN WRITING BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.
- EXISTING UTILITIES:** ALL EXISTING UTILITIES ARE TO BE PROTECTED UNLESS OTHERWISE NOTED OR AGREED TO BY THE OWNER AND ENGINEER. ALL EXISTING UTILITIES THAT ARE NOTED TO BE REMOVED SHALL BE CAPPED AND REMOVED AS INDICATED AFTER EXISTING LINES ARE TAKEN OUT OF SERVICE AND UTILITY COMPANY APPROVALS ARE OBTAINED. EXISTING UTILITIES THAT ARE NOTED TO BE ABANDONED SHALL BE FILLED OR CRUSHED TO AVOID FUTURE PIPE FAILURE.
- RE-USE OF EXISTING MATERIALS:** CONTRACTOR SHALL RE-USE EXISTING MATERIALS ON THE SITE FOR BACKFILL AND/OR SUB-GRADE UNLESS IF APPROVAL IS OBTAINED IN WRITING FROM THE SUB-GRADE SHOULD BE FIRM AND ABLE TO SUPPORT CONSTRUCTION EQUIPMENT WITHOUT DISPLACEMENT. SOFT OR YIELDING SUB-GRADE SHOULD BE CORRECTED AND MADE STABLE BEFORE CONSTRUCTION PROCEEDS. PROOF ROLLING SHOULD BE PERFORMED USING A HEAVY PNEUMATIC TIRE ROLLER, LOADED DUMP TRUCK, OR SIMILAR PIECE OF EQUIPMENT WEIGHING 25 TONS. THE PROOF ROLLING OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.
- CONTROLLED FILL:** ALL SOILS USED FOR CONTROLLED FILL SHOULD BE FREE OF ROOTS, VEGETATION, AND OTHER DELETERIOUS OR UNDESIRABLE MATERIAL. SOILS IMPORTED FROM OFF-SITE FOR USE AS FILL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHOULD BE PLACED IN LEVEL, UNIFORM LIFTS, WITH EACH LIFT COMPACTED TO THE MINIMUM DRY DENSITY WITHIN THE COMPACTION SOIL MOISTURE RANGES RECOMMENDED.
- SOIL COMPACTION:** UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL ENGINEER, WITHIN THE LIMITS OF PROPOSED GRADING, THE SOIL SHALL BE COMPACTED IN 6" MAXIMUM COMPACTED LIFTS OF SUB-GRADE, BACKFILL OR FILL MATERIAL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MODIFIED PROCTOR DRY DENSITY IN ACCORDANCE WITH ASTM D 1557.
- UNDER STRUCTURES AND PAVEMENTS:** 95% MODIFIED PROCTOR DRY DENSITY.
- UNDER PARKWAY OR UNPAVED AREAS:** 85% MODIFIED PROCTOR DRY DENSITY.
- PROPOSED GRADING:** THE PROPOSED CONSTRUCTION INDICATED ON THE GRADING PLAN ARE FINISHED GRADES AND ARE SHOWN AT ONE-FOOT INTERVALS. SPOT ELEVATIONS SHOWN ARE FINAL GRADES AND ARE NOTED WITH A PREFIX AS IDENTIFIED IN THE LEGEND.
- TOLERANCE:** ALL SUB-GRADE SHALL BE GRADED TO WITHIN 0.1' +/- OF THE PROPOSED SUBGRADE ELEVATIONS. ALL FINAL GRADES IN LANDSCAPE AREAS SHALL BE WITHIN 0.1' +/- OF THE PROPOSED GRADES AND CONTOUR LINES. SEE PAVING SPECIFICATIONS FOR TOLERANCE ON PAVED SURFACES.
- SITE DRAINAGE:** DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE CONCLUSION OF EACH DAY. ALL DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING OR OTHER METHODS ACCEPTABLE TO THE ENGINEER.
- TOPSOIL:** SEE LANDSCAPE PLAN FOR DETAILS AND SPECIFICATIONS. AT A MINIMUM, ALL LANDSCAPE AREAS SHALL BE RESPEAD WITH 4" OF FRIABLE, WEED FREE, AND ROCK FREE TOPSOIL.

SPECIFICATIONS - UTILITIES

- STANDARDS AND SPECIFICATIONS:** THE CURRENT EDITIONS OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" SHALL GOVERN THE PERFORMANCE OF THE WORK. "TRENCHING" AND "OPEN EXCAVATION" OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.
- EXISTING UTILITIES:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN, ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THESE PLANS.
- TEMPORARY ROADWAY PATCHES:** IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ANY TEMPORARY ROADWAY PATCHES THAT MAY OCCUR IN ORDER TO REOPEN A ROADWAY WHILE CONSTRUCTION ACTIVITY PROGRESSES, UNTIL SUCH TIME A PERMANENT PATCH CAN BE INSTALLED.
- TRENCH BACKFILL IN RIGHT OF WAYS:** CARE SHALL BE TAKEN IN PARKWAYS AREAS TO ASSURE COMPACTION ACCEPTABLE FOR THE FUTURE STABILITY OF DRIVEWAYS AND SIDEWALKS. WHILE SPECIAL BACKFILL MATERIAL IS NOT REQUIRED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AGAINST POTENTIAL FUTURE SETTLEMENT OF BACKFILLED AREAS.
- TRENCH BACKFILL:** TRENCH BACKFILL MATERIAL (SEE DETAIL), SHALL BE PROVIDED UNDER AND WITHIN TWO FEET OF ALL PROPOSED AND FUTURE SIDEWALK, CURBS AND PAVEMENT.
- STRUCTURE BEDDING:** ALL STRUCTURE BEDDING SHALL BE COMPACTED CRUSHED STONE OR LIMESTONE MEETING CA-6 STANDARDS.
- WATER AND SEWER SEPARATION:** ALL SEWERS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE SEWER SHALL BE MEASURED EDGE TO EDGE. ALL SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINT WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF WATERMAIN QUALITY MATERIALS FOR 10' ON EITHER SIDE OF THE PIPE. WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND/OR VERTICAL SEPARATION AS STIPULATED ABOVE, THE SEWER SHALL BE CONSTRUCTED WITH WATER MAIN QUALITY MATERIALS.
- TRANSFORMER PAD:** THE CONTRACTOR IS RESPONSIBLE FOR THE ELECTRICAL TRANSFORMER CONCRETE PAD PER THE UTILITY COMPANY SPECIFICATIONS.
- SEWER LID LETTERING:** ALL SANITARY SEWER CASTINGS TO BE LETTERED "SANITARY SEWER". ALL STORM SEWER SOLID LID CASTINGS SHALL BE LETTERED "STORM SEWER". ALL WATER CASTINGS TO BE LETTERED "WATER". ALL FRAMES AND CASTINGS SHALL MEET ALL MUNICIPAL, STATE AND REGULATORY AGENCY REQUIREMENTS AND SPECIFICATIONS.
- FRAME AND GRATES:** UNLESS OTHERWISE SPECIFIED ON A DETAIL OR WITHIN MUNICIPAL SPECIFICATIONS, ALL FRAME AND GRATE REQUIREMENTS SHALL BE AS FOLLOWS:
 - STORM STRUCTURES WITH OPEN LIDS IN STANDARD CURBS: EI/JW 7220 FRAME WITH TYPE M1 GRATE AND T1 CURB BOX, OR APPROVED EQUAL.
 - STORM STRUCTURES WITH OPEN LIDS IN DEPRESSIONED CURBS: EI/JW 5120 F&G, OR APPROVED EQUAL.
 - STORM STRUCTURES WITH OPEN LIDS IN PAVEMENT: EI/JW 1022 FRAME WITH TYPE M1 RADIAL FLAT GRATE, OR APPROVED EQUAL.
 - STORM STRUCTURES WITH OPEN LIDS IN LANDSCAPE AREAS: EI/JW 6527N "Z" BEEHIVE GRATE, OR APPROVED EQUAL.
 - STORM STRUCTURES WITH CLOSED LIDS: EI/JW 1022 FRAME WITH TYPE A SOLID COVER, OR APPROVED EQUAL.
 - WATER VALVES: EI/JW 1022-A, OR APPROVED EQUAL.
 - SANITARY SEWER: EI/JW 1022 WITH WATER TIGHT LID AND CONCEALED PICK HOLE, OR APPROVED EQUAL.
- WATER MAIN BURY DEPTH:** THE MINIMUM COVER FOR WATER MAIN SHALL BE 5.5' FROM THE FINISHED GRADE TO THE TOP OF THE MAIN.
- CONDUIT AND SLEEVES:** ALL UNDERGROUND CONDUIT AND SLEEVES ARE TO BE PLACED BEFORE SITE PAVING CONSTRUCTION COMMENCES AND SHALL BE BURIED A MINIMUM OF 24" BELOW THE BOTTOM OF THE PAVEMENT EXCEPT ELECTRICAL CONDUIT WHICH SHALL BE A MINIMUM OF 36" DEEP. ALL CONDUIT SHALL EXTEND TWO FEET BEYOND THE BACK OF CURB OR EDGE OF SIDEWALK. CONTRACTOR SHALL FURNISH CONDUIT AS NECESSARY FOR UTILITY SERVICES. GAS, TELEPHONE AND ELECTRIC LOCATIONS MAY BE SHOWN ON THE PLAN AS A GUIDE. EXACT LOCATIONS SHALL BE DETERMINED BETWEEN THE CONTRACTOR AND UTILITY COMPANIES.
- WATER MAIN TESTING:** ALL WATER LINES, FITTINGS AND VALVES SHALL BE TESTED FOR PRESSURE AND LEAKAGE IN ACCORDANCE WITH AWWA C600 AND FLUSHED AND DISINFECTED IN ACCORDANCE WITH AWWA C651. ALL VALVS SHALL BE VACUUM TESTED TO PREVENT INFILTRATION. ALL TESTING, FLUSHING AND DISINFECTION SHALL BE WITNESSED AND APPROVED AND SHALL BE IN COMPLIANCE WITH ALL MUNICIPAL, STATE AND REGULATORY AGENCY GUIDELINES, REQUIREMENTS AND SPECIFICATIONS.
- SANITARY SEWER TESTING:** ALL SANITARY SEWER SHALL BE INSPECTED AND TESTED UPON COMPLETION OF INSTALLATION. THE REMOVAL OF THE MUNICIPALITY AND/OR SANITARY DISTRICT AND IEPA. EXFILTRATION TESTING (LEAKAGE SHALL NOT EXCEED 240 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY) OR AIR TESTING PER ASTM F-1417 (PLASTIC) OR ASTM C-828 (CLAY) AS WELL AS AND DEFLECTION TESTING ARE REQUIRED FOR THE SEWER. LEAKAGE TESTING PER ASTM C-969 OR VACUUM TESTING PER ASTM C-1244 ARE REQUIRED FOR MANHOLES.
- SEDIMENT REMOVAL:** ALL DRAINAGE STRUCTURES, PIPES AND PAVEMENT SURFACES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO FINAL ACCEPTANCE AND AS MAY BE PERIODICALLY REQUIRED DURING THE COURSE OF CONSTRUCTION.
- FLARED END SECTION GRATES:** ALL FLARED END SECTIONS SHALL HAVE GRATES AND THE GRATES SHALL FOLLOW THE INTENT OF THE STANDARD.
- STEPS IN STRUCTURE:** ALL STRUCTURE STEPS SHALL BE GREY CAST IRON ASTM A-48 OR POLYPROPYLENE COATED STEEL REINFORCING RODS WITH LOAD AND PULLOUT RATINGS MEETING OSHA STANDARDS.

SPECIFICATIONS - GRADING

- EROSION CONTROL MEASURES:** CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL PLAN INCLUDING, BUT NOT LIMITED TO, PERIMETER SILT FENCE AND INLET PROTECTION, PRIOR TO THE START OF DEMOLITION.
- TESTING:** ALL EARTHWORK OPERATIONS SHALL BE OBSERVED AND TESTED ON A CONTINUING BASIS BY THE GEOTECHNICAL ENGINEER FOR CONFORMANCE WITH THE REQUIREMENTS SET FORTH IN THE GEOTECHNICAL REPORT.
- UNDISTURBED AREAS:** PRIOR TO GRADING, BRUSH REMOVAL, OR SITE CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE DEVELOPER AND/OR ENGINEER AT THE SITE TO ASCERTAIN THE AREAS OF THE PROJECT SITE THAT ARE TO BE PROTECTED AND PRESERVED. REFER TO THE LANDSCAPE PLANS AND TREE PROTECTION PLANS FOR ALL CONSTRUCTION IN THE VICINITY OF EXISTING TREES.
- STRIPPING AND DEBRIS REMOVAL:** THE BUILDING PAD SITES, AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIAL. STRIPPED TOPSOIL SHALL BE STOCKPILED IN A LOCATION ON-SITE APPROVED BY THE DEVELOPER IF IT HAS BEEN DETERMINED THAT IT CAN BE RE-USED ON THE SITE. ALL TREES INCLUDING STUMPS AND ROOT SYSTEMS, VEGETATION, DEBRIS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OFF-SITE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE. ALL COSTS ASSOCIATED WITH DISPOSAL OF MATERIAL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- PROOF ROLLING:** UPON COMPLETION OF STRIPPING OPERATIONS, AND PRIOR TO PLACEMENT OF ANY FILL MATERIALS, THE STRIPPED AREAS SHOULD BE OBSERVED TO DETERMINE IF ADDITIONAL EXCAVATION IS REQUIRED TO REMOVE WEAK OR OTHERWISE OBJECTIONABLE MATERIALS THAT WOULD AFFECT THE FILL PLACEMENT. THE SUB-GRADE SHOULD BE FIRM AND ABLE TO SUPPORT CONSTRUCTION EQUIPMENT WITHOUT DISPLACEMENT. SOFT OR YIELDING SUB-GRADE SHOULD BE CORRECTED AND MADE STABLE BEFORE CONSTRUCTION PROCEEDS. PROOF ROLLING SHOULD BE PERFORMED USING A HEAVY PNEUMATIC TIRE ROLLER, LOADED DUMP TRUCK, OR SIMILAR PIECE OF EQUIPMENT WEIGHING 25 TONS. THE PROOF ROLLING OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.
- CONTROLLED FILL:** ALL SOILS USED FOR CONTROLLED FILL SHOULD BE FREE OF ROOTS, VEGETATION, AND OTHER DELETERIOUS OR UNDESIRABLE MATERIAL. SOILS IMPORTED FROM OFF-SITE FOR USE AS FILL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHOULD BE PLACED IN LEVEL, UNIFORM LIFTS, WITH EACH LIFT COMPACTED TO THE MINIMUM DRY DENSITY WITHIN THE COMPACTION SOIL MOISTURE RANGES RECOMMENDED.
- SOIL COMPACTION:** UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL ENGINEER, WITHIN THE LIMITS OF PROPOSED GRADING, THE SOIL SHALL BE COMPACTED IN 6" MAXIMUM COMPACTED LIFTS OF SUB-GRADE, BACKFILL OR FILL MATERIAL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MODIFIED PROCTOR DRY DENSITY IN ACCORDANCE WITH ASTM D 1557.
- UNDER STRUCTURES AND PAVEMENTS:** 95% MODIFIED PROCTOR DRY DENSITY.
- UNDER PARKWAY OR UNPAVED AREAS:** 85% MODIFIED PROCTOR DRY DENSITY.
- PROPOSED GRADING:** THE PROPOSED CONSTRUCTION INDICATED ON THE GRADING PLAN ARE FINISHED GRADES AND ARE SHOWN AT ONE-FOOT INTERVALS. SPOT ELEVATIONS SHOWN ARE FINAL GRADES AND ARE NOTED WITH A PREFIX AS IDENTIFIED IN THE LEGEND.
- TOLERANCE:** ALL SUB-GRADE SHALL BE GRADED TO WITHIN 0.1' +/- OF THE PROPOSED SUBGRADE ELEVATIONS. ALL FINAL GRADES IN LANDSCAPE AREAS SHALL BE WITHIN 0.1' +/- OF THE PROPOSED GRADES AND CONTOUR LINES. SEE PAVING SPECIFICATIONS FOR TOLERANCE ON PAVED SURFACES.
- SITE DRAINAGE:** DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE CONCLUSION OF EACH DAY. ALL DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING OR OTHER METHODS ACCEPTABLE TO THE ENGINEER.
- TOPSOIL:** SEE LANDSCAPE PLAN FOR DETAILS AND SPECIFICATIONS. AT A MINIMUM, ALL LANDSCAPE AREAS SHALL BE RESPEAD WITH 4" OF FRIABLE, WEED FREE, AND ROCK FREE TOPSOIL.

SPECIFICATIONS - PAVEMENT

- STANDARDS AND SPECIFICATIONS:** THE CURRENT EDITION OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" SHALL GOVERN THIS WORK.
- PAVING CONDITIONS:** THE BITUMINOUS MATERIALS SHALL ONLY BE LAID ON A SURFACE WHICH IS DRY AND WHEN THE WEATHER CONDITIONS ARE SUITABLE. THE BITUMINOUS BINDER COURSE SHALL BE PLACED ONLY WHEN THE TEMPERATURE IN THE SHADE IS AT LEAST 45 DEGREES F, WHEN THE TEMPERATURE IN THE SHADE FOR THE PREVIOUS 24 HOURS IS AT LEAST 32 DEGREES F AND WHEN RISING TEMPERATURES ARE FORECAST. THE SURFACE COURSE SHALL BE PLACED ONLY WHEN THE TEMPERATURE IN THE SHADE IS AT LEAST 50 DEGREES F, WHEN THE TEMPERATURE IN THE SHADE FOR THE PREVIOUS 24 HOURS IS AT LEAST 40 DEGREES F, AND WHEN RISING TEMPERATURES ARE FORECAST. ANY PAVEMENT ACTIVITY SHOULD BE STOPPED IN THE EVENT OF RAIN, REGARDLESS OF TEMPERATURE.
- SUB-GRADE PREPARATIONS:** IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' SPECIFICATIONS AND THE GEOTECHNICAL REPORT, THE SUB-GRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT AND ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUB-GRADE AND BACKFILLED AND RE-COMPACTED. PAVEMENT SUB-GRADE SHALL NOT BE ALLOWED TO RETAIN WATER. WET MATERIAL SHALL BE REMOVED TO DRY.
- INSPECTIONS:** PAVEMENT SUB-BASE, BASE AND SURFACE MUST EACH BE INSPECTED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE NEXT PHASE OF WORK. PROOF ROLLING AND NUCLEAR DENSITY TESTING WILL BE UTILIZED IF REQUESTED BY OWNER.
- CONCRETE TESTING:** CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING ENGINEER TO VERIFY THE SLUMP, AIR ENTRAINMENT AND PROVIDE (3) CYLINDER SAMPLES FOR EACH DAYS POUR, OR 50 CY. OF CONCRETE WHICHEVER OCCURS MORE OFTEN. COPIES OF ALL TEST RESULTS SHALL BE FORWARDED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
- JOINT SEALANT:** JOINT SEALANT SHALL BE A GRAY ELASTOMERIC SILICONE OR POLYURETHANE SEALANT DESIGNED FOR CONCRETE EXPANSION AND CONTROL JOINTS CONFORMING TO ASTM C920, OR APPROVED EQUAL.
- CONCRETE SEALER:** "SCOFIELD" CEMENTITONE CLEAR SEALER OR APPROVED EQUAL SHALL BE APPLIED TO ALL CONCRETE PER MANUFACTURER'S RECOMMENDATIONS.
- CURB TAPERS:** DUB DOWN (TAPER) CONCRETE CURBS TO ZERO HEIGHT AT SIDEWALKS. RAMP SIDEWALKS AS REQUIRED TO MEET EXISTING AND PROPOSED ADJACENT GRADES.
- CONSTRUCTION TOLERANCE:** PAVEMENT SUB-GRADE SHALL BE FINISHED TO 0.10' +/- OF DESIGN SUB-GRADE ELEVATIONS. ALL PROPOSED CURB, SIDEWALK AND PAVEMENT SHALL BE CONSTRUCTED TO WITHIN 0.05' +/- OF THE DESIGN GRADES.
- STRUCTURE ADJUSTMENTS:** ALL EXISTING STRUCTURES (MANHOLES, CATCH BASINS, VALVE BOXES, ETC.) SHALL BE ADJUSTED TO MEET THE FINAL PAVEMENT OR GROUND SURFACE ELEVATION AS REQUIRED.
- SAW CUTTING:** REMOVAL OF ALL PAVEMENT, SIDEWALK AND/OR CURB SHALL BE ACCOMPLISHED BY SAW CUTTING IN ACCORDANCE WITH THE STATE DOT SPECIFICATIONS.
- CONCRETE CURB AT ENTRANCES:** SAW CUTTING OF EXISTING CURB HEAD TO PROVIDE DEPRESSED CURB AT ENTRANCES IS PROHIBITED. THE CONTRACTOR SHALL SAW CUT EXISTING CURB AT LIMITS OF WORK AND REPLACE WITH DEPRESSED CURB AT ALL ENTRANCES. DRILL AND DOWEL ALL CURB INCLUDING DEPRESSED CURB TO EXISTING CURB PER THE DETAIL.
- CONNECTION TO EXISTING CONCRETE:** WHERE PROPOSED CONCRETE IS TO CONNECT TO EXISTING CONCRETE, AT LEAST 15' OF REINFORCING STEEL SHALL BE EXPOSED FROM THE EXISTING CONCRETE OR THE CONTRACTOR SHALL PROVIDE NEW HORIZONTAL DOWEL BARS PER DETAIL.
- ACCESSIBILITY SPECIFICATIONS:** SEE ACCESSIBILITY SPECIFICATIONS FOR MORE INFORMATION REGARDING PAVING IN THE ACCESSIBLE AREAS.

SPECIFICATIONS - ACCESSIBILITY

- STANDARDS AND SPECIFICATIONS:** THE CURRENT EDITION OF THE "ILLINOIS ACCESSIBILITY CODE" (IAC), THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" (PROWAG), IDOT STANDARDS AND "ADA STANDARDS FOR ACCESSIBLE DESIGN" SHALL GOVERN THIS WORK.
- VERIFY SLOPES PRIOR TO CONSTRUCTION:** EXISTING GRADES HAVE BEEN INTERPOLATED BASED ON ELEVATIONS PROVIDED ON THE SURVEY. PROPOSED GRADES NEAR EXISTING OR RECENTLY CONSTRUCTED STRUCTURES (BUILDINGS, PAVEMENT, SIDEWALKS, ETC) MAY REQUIRE MODIFICATIONS IN ORDER TO ACHIEVE COMPLIANCE. PRIOR TO INSTALLATION OF ANY ACCESSIBLE ROUTES, THE CONTRACTOR SHALL VERIFY THE SLOPE OF THE SUB-GRADE AND CONCRETE FORMS FOR COMPLIANCE WITH THE MAXIMUM SLOPES ALLOWABLE. IF ANY SLOPES ARE GREATER THAN ALLOWABLE, CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY TO RE-DESIGN THE ACCESSIBLE ROUTE.
- DETECTABLE WARNINGS:** DETECTABLE WARNINGS ARE NOT REQUIRED ON PRIVATE PROPERTY UNLESS REQUIRED BY LOCAL REGULATIONS. DETECTABLE WARNINGS ARE REQUIRED IN THE PUBLIC RIGHT OF WAY AT STOP CONTROLLED INTERSECTIONS AND SHALL BE AN INTEGRAL PART OF THE RAMP. WARNINGS SHALL BE EAST JORDAN IRON WORKS (EI/JW) SERIES 7005 CAST-IRON PLATE COLOR: BRICK RED, FEDERAL COLOR NO. 22144 OR APPROVED EQUAL.
- ACCESSIBLE ROUTES:** AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREET AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. ACCESSIBLE ROUTES SHALL NOT HAVE A RUNNING SLOPE OF GREATER THAN 5%.
- CURB RAMPS:** CURB RAMPS MAY BE PROVIDED WHEN A SIDEWALK MEETS A CURB. CURB RAMP SLOPES SHALL NOT EXCEED A RUNNING SLOPE OF GREATER THAN 8.33% NOR A CROSS SLOPE OF GREATER THAN 2%. A LANDING NO SHORTER THAN 36" SHALL BE PROVIDED AT THE TOP OF A CURB RAMP.
- ACCESSIBLE PARKING SPACES:** ACCESSIBLE PARKING SPACES SHALL BE PROVIDED AS REQUIRED AND SHALL NOT HAVE A SLOPE THAT IS GREATER THAN 2% IN ANY DIRECTION. ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY PROVIDING A PERMANENTLY MOUNTED SIGN. SEE DETAILS FOR STRIPING AND SIGN REQUIREMENTS.
- RAMPS:** AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 5% IS REQUIRED AND SHALL COMPLY WITH THE RAMP REQUIREMENTS INCLUDING HANDRAILS. SEE ARCHITECTURAL PLANS FOR RAMP DETAILS.

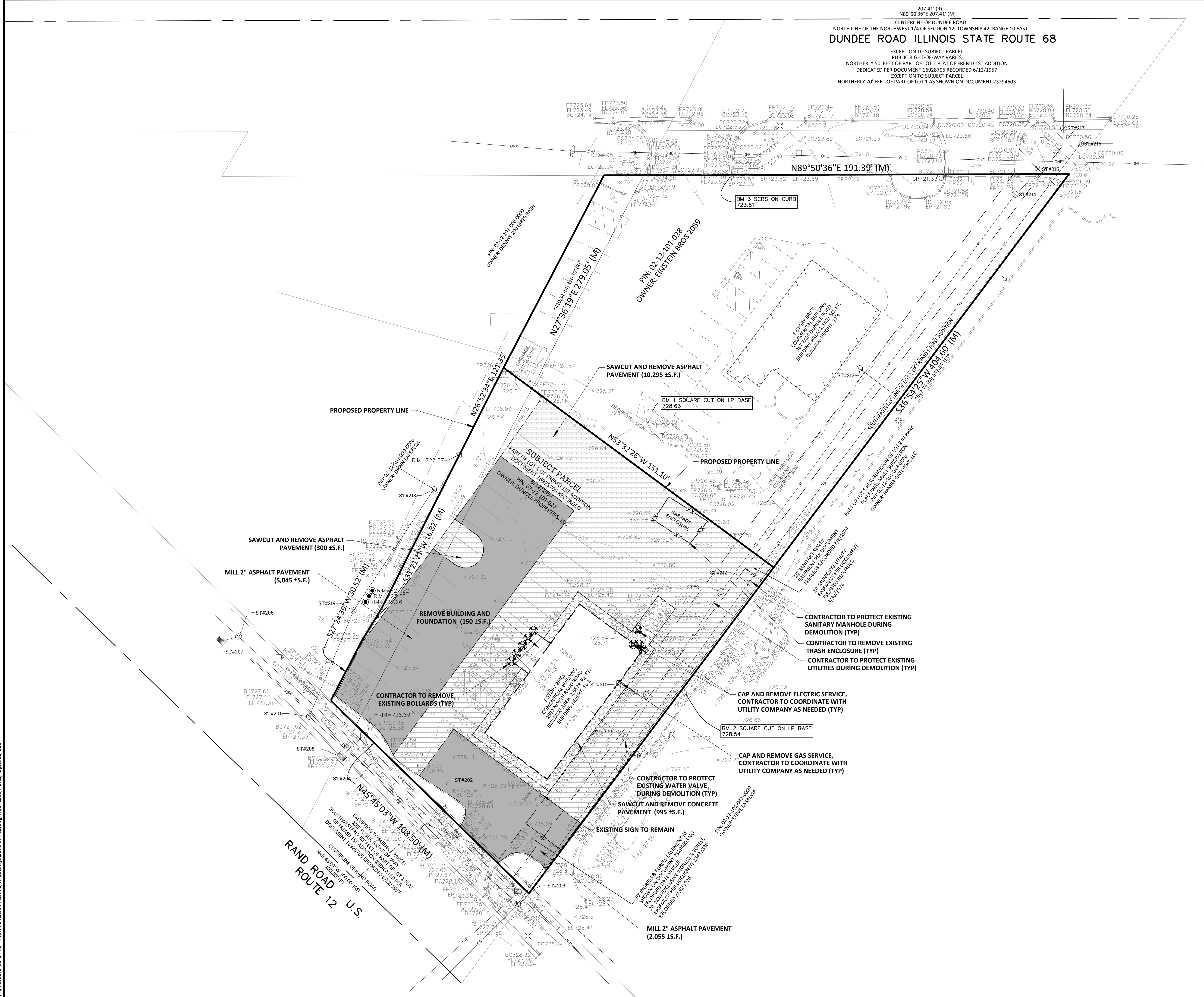
SPECIFICATIONS - SOIL EROSION

- STANDARDS AND SPECIFICATIONS:** THE CURRENT EDITION OF THE "ILLINOIS URBAN MANUAL", ALL STATE AND FEDERAL REGULATIONS, AND THE NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) PERMIT PROVISIONS SHALL GOVERN THIS WORK.
- SWPPP INSPECTOR:** IF AN NPDES PERMIT IS REQUIRED FOR THE SITE, THE OWNER AND/OR CONTRACTOR SHALL APPOINT A QUALIFIED PERSON TO FULFILL THE INSPECTION REQUIREMENTS OF THE PERMIT (SWPPP INSPECTOR). THE SITE SHALL BE INSPECTED BY THE SWPPP INSPECTOR AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 1/2" OR GREATER (OR EQUIVALENT SNOWFALL). SWPPP INSPECTIONS SHALL CONTINUE UNTIL FINAL STABILIZATION AND TERMINATION REQUIREMENTS OF THE SWPPP HAVE BEEN MET.
- SWPPP COMPLIANCE:** THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND CONDITIONS DETERMINED BY THE SWPPP INSPECTOR WHILE CONDUCTING ACTIVITIES ON THIS PROJECT. THE SWPPP PLANS AND DOCUMENTS ARE PROVIDED FOR THE SOLE BENEFIT OF THE CONTRACTOR AS A PLANNING TOOL FOR COMPLYING WITH THE ENVIRONMENTAL REGULATIONS OF THIS PROJECT. THE CONTRACTOR TOGETHER WITH THE SWPPP INSPECTOR IS EXPECTED TO PROVIDE, EXPAND, SUBMIT AND MONITOR A FULL COMPREHENSIVE SWPPP BEYOND WHAT IS PROVIDED.
- CLEANING, REPAIR, AND MAINTENANCE:** THE CONTRACTOR SHALL REFER TO THE SWPPP FOR SEQUENCING OF CONSTRUCTION, INSTALLATION OF NEW EROSION CONTROL DEVICES AND CLEANING, REPAIR AND MAINTENANCE OF EXISTING EROSION CONTROL DEVICES. THE CONTRACTOR SHALL REVISE, RELOCATE AND/OR ADD DEVICES TO REFLECT ACTUAL SITE CONDITIONS AND TO ACCOMMODATE LOCATIONS FOR CONSTRUCTION TRAILER AREAS, STORAGE AREAS, FUELING AREAS, TOILETS, TRASH RECEPTACLES AND WASHOUT AREAS. ANY ACCIDENTAL RELEASE OF SEDIMENT OR POLLUTANTS FROM THE SITE SHALL BE CLEANED BY THE CONTRACTOR.
- LIMIT OF EXPOSURE:** TO THE EXTENT POSSIBLE, THE EXPOSED AREAS AND DURATION OF EXPOSURE SHALL BE KEPT TO A MINIMUM AND ALL AREAS WHERE CONSTRUCTION HAS STOPPED FOR 7 DAYS OR MORE MUST BE STABILIZED PER THE SWPPP.
- SILT FENCE:** AT A MINIMUM, CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON THE EROSION CONTROL PLANS. SILT FENCE SHALL ALSO BE INSTALLED AS NEEDED AND DIRECTED BY THE SWPPP INSPECTOR IN ORDER TO CONTROL SILT ON THE SITE. SEDIMENT SHALL BE REMOVED FROM BEHIND A SILT FENCE WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE. TEARS SHALL BE REPAIRED AND/OR REPLACED IMMEDIATELY. WHEN A SILT FENCE HAS BROKEN FREE AND IS NO LONGER TOED INTO THE GROUND, IT SHALL BE REPAIRED AS SOON AS POSSIBLE.
- INLET FILTER:** REMOVAL OF ALL STORMWATER INLET AND CATCH BASINS WITH AN OPEN LID ARE TO BE PROTECTED WITH AN INLET FILTER PER THE DETAIL. ALL INLET FILTERS ARE TO BE INSPECTED PERIODICALLY TO DETERMINE IF THEY ARE WORKING PROPERLY. FILTERS SHALL BE CLEANED WHEN ONE HALF OF THE FILTER HAS BEEN FILLED WITH SILT AND/OR DEBRIS.
- CONCRETE WASHOUT:** CONTRACTOR SHALL SUPPLY A CONCRETE WASHOUT AREA PER THE DETAILS AND DIRECT ALL CONCRETE TRUCKS TO USE IT PRIOR TO LEAVING THE SITE. CONCRETE WASHOUT SHALL BE MAINTAINED AS NEEDED TO KEEP FROM SPILLING OUT ON THE DIRT.
- CONSTRUCTION ENTRANCE:** CONTRACTOR SHALL PROVIDE A TEMPORARY CONSTRUCTION ENTRANCE PER THE DETAILS AND IN THAT LOCATION SHOWN ON THE PLANS. IF ADDITIONAL ENTRANCES ARE REQUESTED, PLEASE CONTACT THE ENGINEER AND/OR THE AGENCIES HAVING JURISDICTION OVER THE ROADWAY FOR APPROVAL. ENTRANCE SHALL BE MAINTAINED TO ALLOW DIRT TO FALL OFF VEHICLES BEFORE ENTERING THE ROADWAY.
- STOCKPILES:** ALL TEMPORARY STOCKPILES SHALL BE SURROUNDED BY SILT FENCE. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
- SILT TRAPS:** SILT TRAPS SHALL BE INSTALLED TO CATCH SILT LADEN WATER BEFORE ENTERING PROTECTED AREAS. SILT TRAPS SHALL BE EMPTIED WHEN THEY REACH ONE HALF OF THE CAPACITY OF THE TRAP.
- DUST MANAGEMENT:** DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL MAINTAIN A WATER TRUCK ON THE SITE FOR WATERING DOWN THE SOIL TO PREVENT WIND EROSION (DUST).
- DEWATERING:** DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO A DANDY BAG, ANIONIC POLYMER DEWATERING SYSTEM, SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED. DEWATERING SYSTEMS SHALL BE INSPECTED DAILY DURING OPERATIONAL PERIODS.
- SITE ENTRY/EXIT LOCATIONS:** SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAYS MUST BE REMOVED IMMEDIATELY. THE CONTRACTOR SHALL EMPLOY A STREET CLEANER TO USE AS OFTEN AS NEEDED AS DETERMINED BY THE MUNICIPAL ENGINEER AND/OR SWPPP INSPECTOR. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO A DRAINAGE DITCH OR SEDIMENT TRAP. NO TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
- PROTECTION OF ADJACENT PROPERTY:** CONTRACTOR SHALL ASSUME FULL LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL METHODS AND PROCEDURES SHOWN AND NOTED ON THE PLANS AND SWPPP.
- RE-VEGETATION:** AT THE COMPLETION OF PAVING AND FINAL GRADING OPERATIONS, ALL DISTURBED AREAS SHALL BE VEGETATED IN ACCORDANCE WITH THE LANDSCAPE PLANS. IN AREAS NOT COVERED BY LANDSCAPE PLAN, THE CONTRACTOR SHALL PROVIDE HYDROMULCH SEEDING AND/OR SODDING FOR ALL DISTURBED AREAS (NOT DESIGNATED TO BE PAVED) IN ACCORDANCE WITH ALL GOVERNING AUTHORITIES'.
- ESTABLISHED VEGETATION:** CONTRACTOR IS TO REGULARLY INSPECT SEEDED AREAS TO VERIFY THAT A GOOD STAND OF VEGETATION IS "ESTABLISHED". VEGETATION WILL NOT BE CONSIDERED "ESTABLISHED" UNTIL 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED WITH PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER. CONTRACTOR SHALL FERTILIZE, WATER, RE-SEED AND MULCH AS NEEDED.
- EROSION CONTROL PRODUCT REMOVAL:** THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL SEDIMENT BARRIERS AND INLET PROTECTION AFTER VEGETATION HAS BEEN COMPLETED AND ALL AREAS OF THE SITE HAVE BEEN STABILIZED AND ACCEPTED BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.

SYMBOLS AND ABBREVIATIONS LEGEND

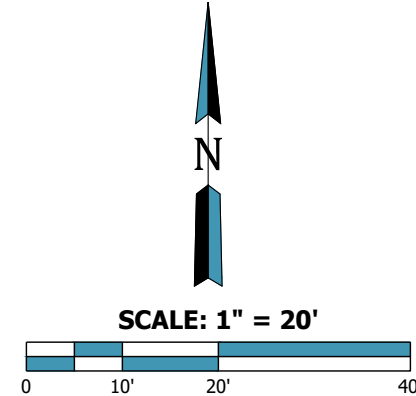
	FLAG POLE		ORNAMENTAL METAL FENCE
	SIGN IN BOLLARD		WOOD FENCE
	DOUBLE FACED SIGN IN BOLLARD		CONSTRUCTION SITE FENCE
	BOLLARD		SILT FENCE
	PARKING LOT LIGHT POLE		GUARDRAIL
	WALL SCONCE		MINOR CONTOUR
	GREASE TRAPS		MAJOR CONTOUR
	SANITARY MANHOLE		HIGH WATER LINE
	SANITARY CLEANOUT		NORMAL WATER LINE
	SEWER CLEANOUT		FLOODPLAIN
	STORM SEWER CB/ INLET		FLOODWAY
	STORM MANHOLE		WETLAND
	FLARED END SECTION		50' BUFFER
	DOWNSPOUT/ ROOF DRAIN AT GRADE		100' BUFFER
	DOWNSPOUT/ ROOF DRAIN CONNECTION		DEMO
	WATER VAULT		TREE PROTECTION FENCE
	FIRE HYDRANT		OVERHEAD ELECTRIC
	B-BOX/ WATER VALVE		UNDERGROUND ELECTRIC
	PRESSURE CONNECTION		CABLE/TV
	SPIGOT / IRRIGATION STUB		FIBER OPTIC LINE
	GAS METER		GAS LINE
	GAS VALVE		WATER

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DEMOLITION - KEY LEGEND	
SYMBOL	DESCRIPTION
	REMOVE BUILDING
	REMOVE CONCRETE
	MILL 2\"/>
	REMOVE ASPHALT
	REMOVE ITEM
	REMOVE ITEM

EXISTING STRUCTURE INFORMATION	
ST#201 SANITARY RIM = 727.71 BOTTOM OF STRUCTURE = 716.71 RECESSED N INV = 716.99 RECESSED E INV = 716.71	ST#210 SANITARY RIM = 727.89 BOTTOM OF STRUCTURE = 720.54 12\"/>
ST#202 VALVE VAULT RIM = 728.35 BOTTOM OF STRUCTURE = 718.79 TOP OF VALVE = 721.74 TOP OF PIPE W = 720.65 TOP OF PIPE E = 720.35 TOP OF PIPE S = 720.65	ST#211 VALVE VAULT RIM = 726.56 BOTTOM OF STRUCTURE = 721.95 TOP OF VALVE = 724.19 TOP OF PIPE N = 722.91 TOP OF PIPE S = 722.91
ST#203 SANITARY RIM = 728.28 BOTTOM OF STRUCTURE = 716.58 12\"/>	ST#212 SANITARY RIM = 727.89 BOTTOM OF STRUCTURE = 715.92 12\"/>
ST#204 STORM RIM = 727.75 BOTTOM OF STRUCTURE = 717.13 36\"/>	ST#213 SANITARY RIM = 723.61 BOTTOM OF STRUCTURE = 716.91 12\"/>
ST#205 CATCH BASIN RIM = 726.33 BOTTOM OF STRUCTURE = 717.88 NO VISIBLE PIPES	ST#214 VALVE VAULT RIM = 727.75 BOTTOM OF STRUCTURE = 715.33 TOP OF VALVE = 718.41 TOP OF PIPE NE = 717.53 TOP OF PIPE S = 716.78
ST#206 STORM RIM = 727.56 BOTTOM OF STRUCTURE = 715.46 24\"/>	ST#215 VALVE VAULT RIM = 721.15 BOTTOM OF STRUCTURE = 713.55 TOP OF VALVE = 716.75 TOP OF PIPE NW / SE = 715.34
ST#207 INLET RIM = 727.01 BOTTOM OF STRUCTURE = 723.21 12\"/>	ST#216 SANITARY RIM = 720.80 BOTTOM OF STRUCTURE = 713.80 12\"/>
ST#208 INLET RIM = 727.09 BOTTOM OF STRUCTURE = 722.91 12\"/>	ST#217 VALVE VAULT RIM = 720.78 BOTTOM OF STRUCTURE = 713.43 TOP OF VALVE = 716.66 TOP OF PIPE N / S = 714.96
ST#209 VALVE VAULT RIM = 727.64 BOTTOM OF STRUCTURE = 722.02 TOP OF VALVE = 724.56 TOP OF PIPE W = 723.39 TOP OF PIPE E = 723.39 TOP OF PIPE S = 723.39	ST#218 SANITARY RIM = 727.24 BOTTOM OF STRUCTURE = 722.94 12\"/>



MUNICIPAL/AGENCY APPROVAL STAMP

KBP BRANDS
10950 GRANDVIEW DRIVE, SUITE 300
OVERLAND PARK, KS 66210

KFC REMODEL - PALANTINE
1597 N RAND ROAD
PALANTINE, ILLINOIS 60074

NO.	DATE	REVISION DESCRIPTION	BY	NC
1	08/28/2024	PER VILLAGE COMMENTS		

DESIGNED BY: MCS
REVIEWED BY: NCL
DATE: 07/19/2024
PRJ#: 5171-504-32

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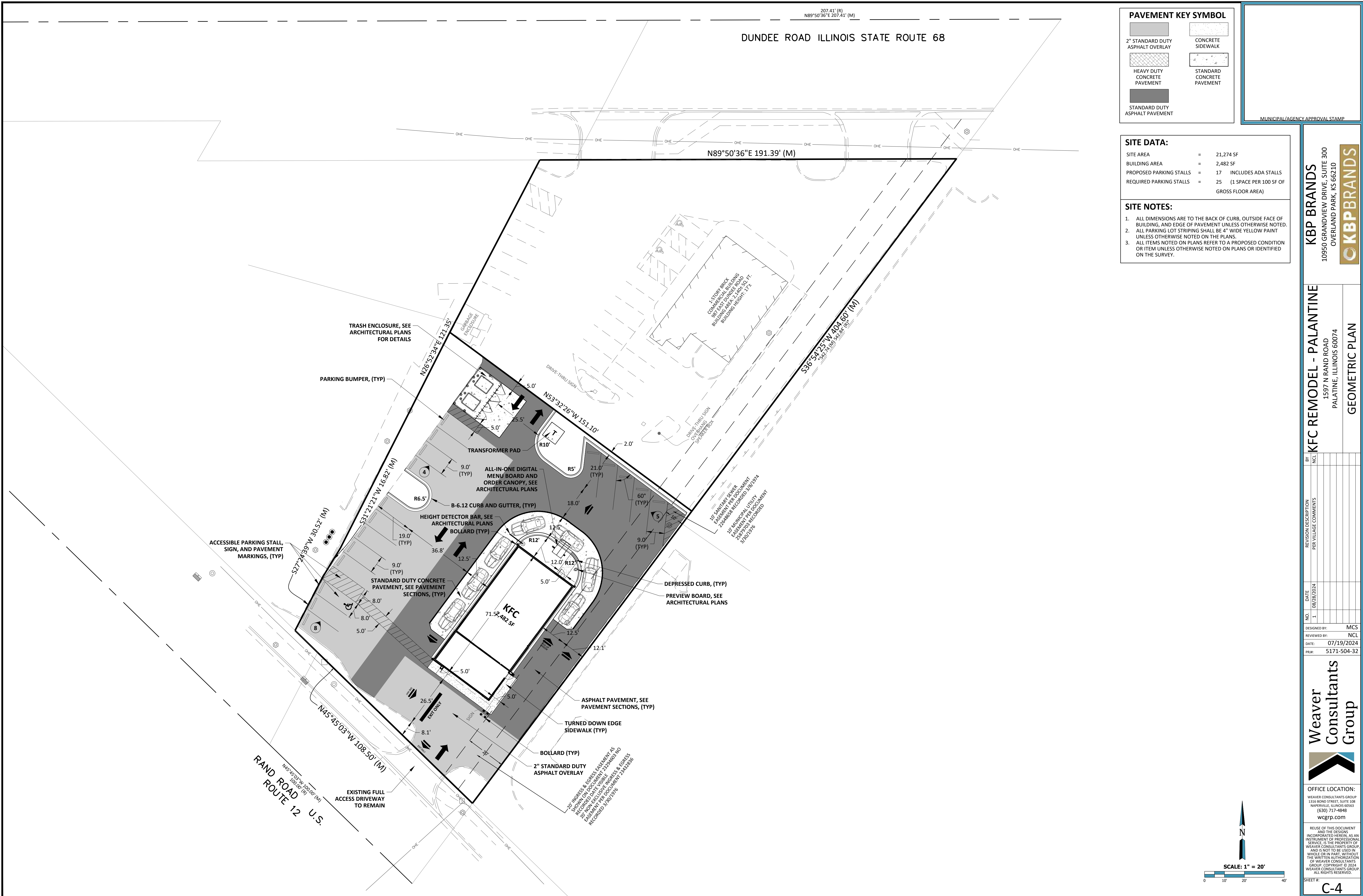
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EX. COND & DEMO PLAN

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PAVEMENT KEY SYMBOL

2" STANDARD DUTY ASPHALT OVERLAY	CONCRETE SIDEWALK
HEAVY DUTY CONCRETE PAVEMENT	STANDARD CONCRETE PAVEMENT
STANDARD DUTY ASPHALT PAVEMENT	

SITE DATA:

SITE AREA	=	21,274 SF
BUILDING AREA	=	2,482 SF
PROPOSED PARKING STALLS	=	17 INCLUDES ADA STALLS
REQUIRED PARKING STALLS	=	25 (1 SPACE PER 100 SF OF GROSS FLOOR AREA)

SITE NOTES:

- ALL DIMENSIONS ARE TO THE BACK OF CURB, OUTSIDE FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL PARKING LOT STRIPING SHALL BE 4" WIDE YELLOW PAINT UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL ITEMS NOTED ON PLANS REFER TO A PROPOSED CONDITION OR ITEM UNLESS OTHERWISE NOTED ON PLANS OR IDENTIFIED ON THE SURVEY.

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GEOMETRIC PLAN

NO.	DATE	REVISION DESCRIPTION	PER VILLAGE COMMENTS
1	08/28/2024		

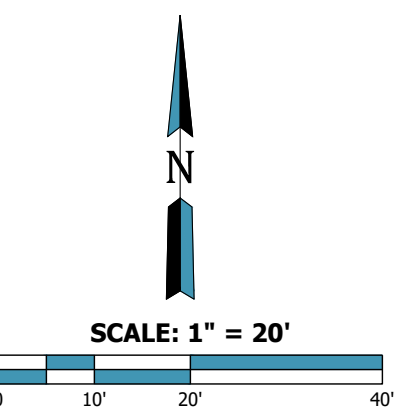
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DUNDEE ROAD ILLINOIS STATE ROUTE 68

GRADING NOTES:

1. UNLESS OTHERWISE SPECIFIED, ADD 0.5' TO ALL FLOWLINE (FL) OR PAVEMENT (P) GRADES TO OBTAIN TOP OF CURB (TC) ELEVATION.
2. CONTRACTOR TO MATCH EXISTING GRADE (ME) AT PERIMETER CONDITIONS. ALL GRADES SHOWN AS (+/-) HAVE BEEN INTERPRETED FROM THE SURVEY AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION OF ADJACENT IMPROVEMENTS.
3. SEE ACCESSIBILITY PLAN FOR ADDITIONAL GRADES, DETAILS, AND REQUIREMENTS WITHIN THE ACCESSIBILITY AREAS.

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GRADING & STM WATER PLAN

NO.	DATE	REVISION DESCRIPTION	PER VILLAGE COMMENTS
1	08/28/2024		

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DATE: 07/19/2024
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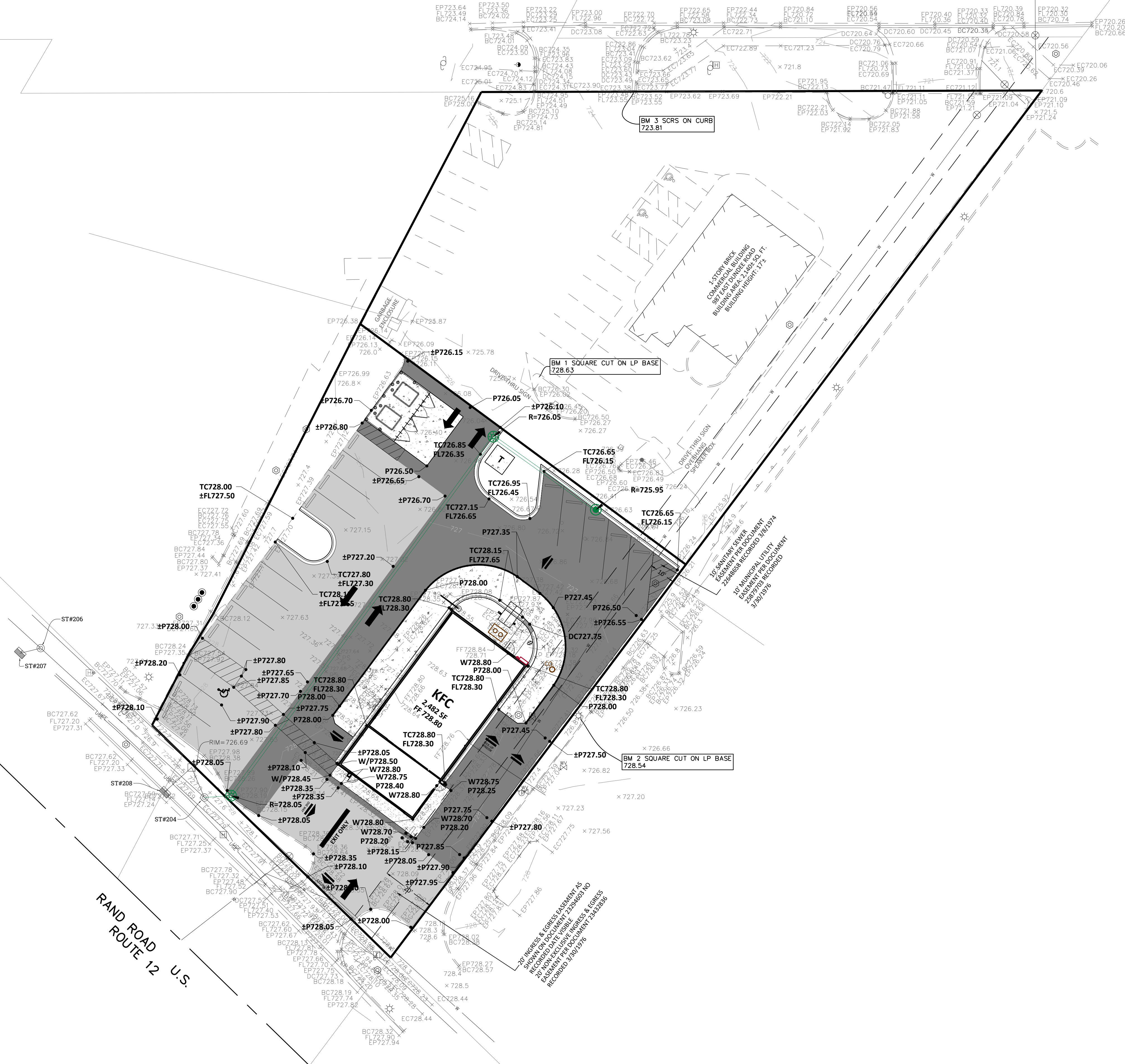
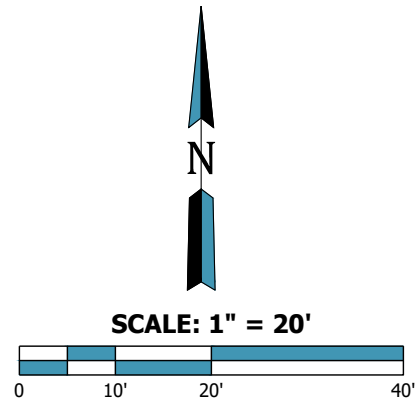
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CENTERLINE OF DUNDEE ROAD
NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42, RANGE 10 EAST
DUNDEE ROAD ILLINOIS STATE ROUTE 68

EXCEPTION TO SUBJECT PARCEL
PUBLIC RIGHT-OF-WAY VARIES
NORTHERLY 50' FEET OF PART OF LOT 1 PLAT OF FREMD 1ST ADDITION
DEDICATED PER DOCUMENT 16928705 RECORDED 6/12/1957
EXCEPTION TO SUBJECT PARCEL
NORTHERLY 70' FEET OF PART OF LOT 1 AS SHOWN ON DOCUMENT 23294603

UTILITY NOTES:

- CONTRACTOR TO VERIFY WITH ARCHITECTURAL PLANS THAT THE UTILITIES AS THEY EXIT THE BUILDING ARE IN THE SAME LOCATION AS SHOWN ON THIS PLAN. NOTIFY THE DESIGN ENGINEER IF THERE ARE ANY DISCREPANCIES.
- GAS, TELEPHONE, AND ELECTRIC LOCATIONS SHALL BE COORDINATED WITH THE UTILITY COMPANIES PRIOR TO INSTALLATION. LINES SHOWN ON THIS PLAN ARE FOR BUDGETING AND GUIDANCE ONLY.

UTILITY LEGEND:

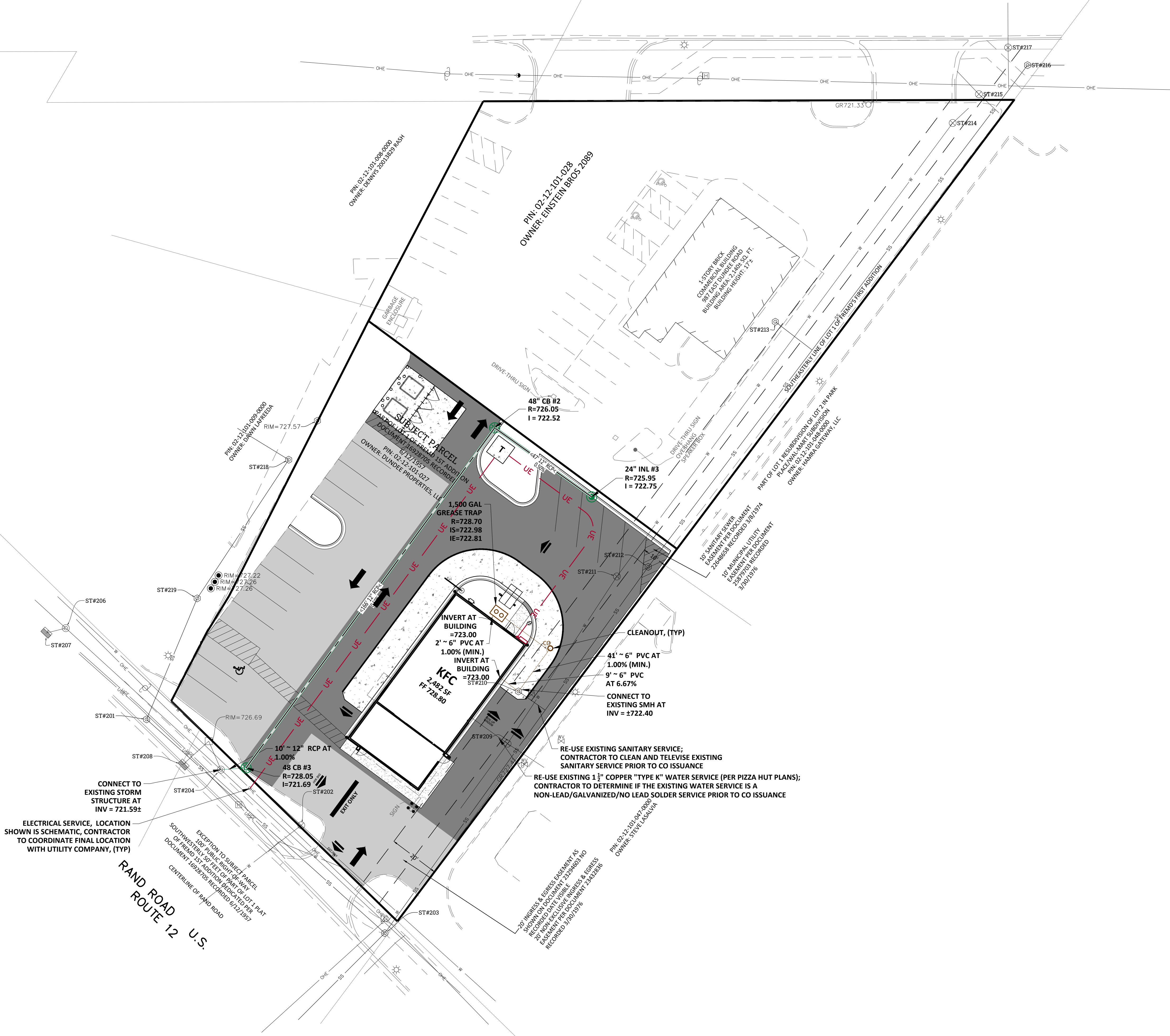
- RCP** = REINFORCED CONCRETE PIPE
CLASS IV, ASTM C-76 PIPE, ASTM C-443 JOINTS
- RCPWM** = REINFORCED CONCRETE PIPE
CLASS IV, ASTM C-76 PIPE, ASTM C-361 JOINTS
- PVC** = POLYVINYL CHLORIDE PIPE
SDR26, ASTM D-3034 PIPE, ASTM D-3212 JOINTS
- PVCWM** = POLYVINYL CHLORIDE PIPE
AWWA C900, OR AWWA C905 OR ASTM D-2241 PIPE, ASTM D-3129 JOINTS
- DIP** = DUCTILE IRON PIPE
CLASS 52, CEMENT LINED, ANSI A21.51 PIPE, ANSI A21.11 JOINTS
- HDPE** = HIGH DENSITY POLYETHYLENE PIPE
ASTM M-254 (12"-60") AASHTO M-252 (3"-10")
- CWM** = TYPE "K" COPPER WATERMAIN
ASTM B-88 AND ASTM B-281 WITH SWEATED JOINTS
- ESVCP** = EXTRA STRENGTH VITRIFIED CLAY PIPE
ASTM C-700 PIPE, ASTM C-425 JOINTS.

UTILITY CROSSING TABLE

#1	TOP OF WATERMAIN = XXX.XX BOTTOM OF SANITARY = XXX.XX
#2	TOP OF WATERMAIN = XXX.XX BOTTOM OF SANITARY = XXX.XX

EXISTING STRUCTURE INFORMATION

ST#201 SANITARY RIM = 727.71 BOTTOM OF STRUCTURE = 716.71 RECESSED N INV = 716.99 RECESSED E INV = 716.71	ST#210 SANITARY RIM = 727.89 BOTTOM OF STRUCTURE = 720.54 12" RCP E/W = 720.54
ST#202 VALVE VAULT RIM = 728.35 BOTTOM OF STRUCTURE = 718.79 TOP OF VALVE = 721.74 TOP OF PIPE W = 720.65 TOP OF PIPE E = 720.35 TOP OF PIPE S = 720.65	ST#211 VALVE VAULT RIM = 726.56 BOTTOM OF STRUCTURE = 721.95 TOP OF VALVE = 724.19 TOP OF PIPE N = 722.91 TOP OF PIPE S = 722.91
ST#203 SANITARY RIM = 728.28 BOTTOM OF STRUCTURE = 716.58 12" RCP N INV = 716.58 18" RCP W INV = 716.85 12" RCP S INV = 716.58	ST#212 SANITARY RIM = 727.89 BOTTOM OF STRUCTURE = 715.92 12" RCP N/S = 715.92
ST#204 STORM RIM = 727.75 BOTTOM OF STRUCTURE = 717.13 36" RCP N INV = 719.21 48" RCP W INV = 718.33 36" RCP E INV = 721.95	ST#213 SANITARY RIM = 723.61 BOTTOM OF STRUCTURE = 716.91 12" RCP E/W = 716.91
ST#205 CATCH BASIN RIM=726.33 BOTTOM OF STRUCTURE = 717.88 NO VISIBLE PIPES	ST#214 VALVE VAULT RIM = 721.23 BOTTOM OF STRUCTURE = 715.33 TOP OF VALVE = 718.41 TOP OF PIPE NE = 717.53 TOP OF PIPE S = 716.78
ST#206 STORM RIM = 727.56 BOTTOM OF STRUCTURE = 715.46 24" RCP W = 715.77 36" RCP E = 717.66 ELLIPTICAL PIPE S = 715.77	ST#215 VALVE VAULT RIM = 721.15 BOTTOM OF STRUCTURE = 713.55 TOP OF VALVE = 716.75 TOP OF PIPE NW / SE = 715.34
ST#207 INLET RIM = 727.01 BOTTOM OF STRUCTURE = 723.21 12" PIPE NE = 723.21	ST#216 SANITARY RIM = 720.80 BOTTOM OF STRUCTURE = 713.80 12" RCP SW / E = 713.80
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	ST#219 SANITARY RIM = 727.24 BOTTOM OF STRUCTURE = 722.94 12" RCP N / SE = 722.94



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PALANTINE, ILLINOIS 60074

UTILITY PLAN

NO.	DATE	REVISION DESCRIPTION	PER VILLAGE COMMENTS
1	08/28/2024		

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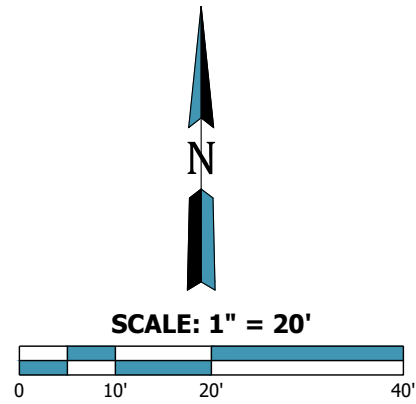
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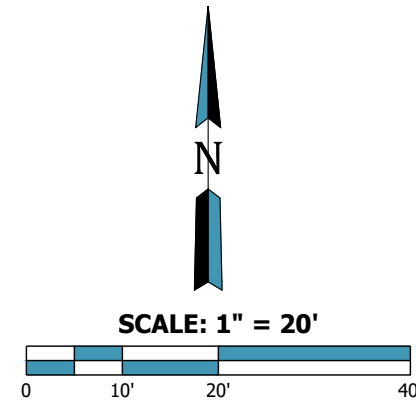


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SOIL EROSION CONTROL PLAN

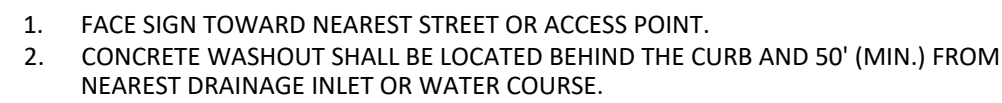
SOIL EROSION CONTROL PLAN

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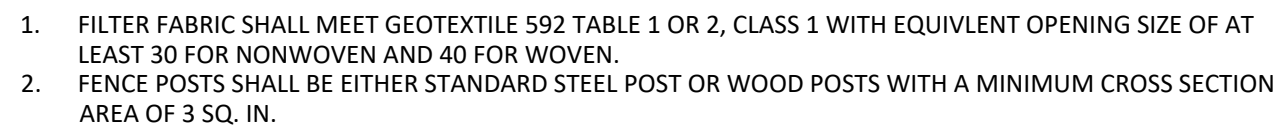
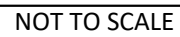
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NOT TO SCALE



NOT TO SCALE

NOTE 1: CONTRACTOR TO COORDINATE WITH GROWER/ SUPPLIER TO ENSURE AVAILABILITY.
NOTE 2: COVER CROPS AS SHOWN MAY BE SUPERCEDED IN NATIVE SEED AREAS. SEE SPECIFICATION FOR NATIVE AREAS FOR SPECIFIC APPLICATIONS.

1.	MOBILIZE TO THE SITE.	11.	INSTALLATION OF PERMANENT SOIL STABILIZATION MEASURES AND RE-SPREAD TOPSOIL.
2.	INSTALL SOIL EROSION CONTROL MEASURES.	12.	INSTALLATION OF PARKING LOT SURFACE COURSE MATERIALS.
3.	CONSTRUCT A TEMPORARY CONSTRUCTION ENTRANCE/EXIT.	13.	INSTALLATION OF LANDSCAPE.
4.	TOPSOIL STRIPPING AND STOCKPILING, PROVIDE TEMPORARY SEEDING ON STOCKPILES AND ALL OTHER AREAS OF THE SITE THAT WILL REMAIN UNDISTURBED FOR 30 DAYS OR MORE. REFER TO LANDSCAPE PLAN FOR SEEDING.	14.	REMOVE TEMPORARY SOIL EROSION CONTROL MEASURES AFTER FINAL SOIL STABILIZATION MEASURES AND THE ESTABLISHMENT OF ADEQUATE VEGETATIVE COVER.
5.	MASS GRADING OF DISTURBED SITE.	15.	ALL STORM SEWERS, CATCH BASINS, PAVEMENT SURFACES AND/ OR DETENTION FACILITIES ARE TO BE CLEANED PRIOR TO FINAL INSPECTION.
6.	INSTALLATION OF BUILDING FOUNDATIONS.	16.	ALL MAINTENANCE OF THE EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
7.	INSTALLATION OF ALL UNDERGROUND UTILITIES.		
8.	INSPECT EROSION CONTROL MEASURES AND MAINTAIN OR REPLACE AS NECESSARY.		
9.	INSTALLATION OF PARKING LOT SUB-BASE MATERIAL.		
10.	INSTALLATION OF PARKING LOT BASE COURSE		

1. CONTRACTOR IS RESPONSIBLE TO VERIFY AND ADJUST THE SEQUENCE OF OPERATION IF NECESSARY.
2. SEE LANDSCAPE PLAN FOR PLANTING DETAILS, SOIL PREPARATION, AMENDMENTS, PLANT LISTS, LANDSCAPE SPECIFICATIONS.
3. TEMPORARY SEED SHALL CONFORM TO THE "ILLINOIS URBAN MANUAL" FOR ALL AREAS TO BE DISTURBED AREAS LESS THAN A YEAR OR BARREN AREAS THAT NEED TO BE STABILIZED.
4. CONTRACTOR TO UTILIZE MULCH FOR SEED PROTECTION, SOIL PROTECTION, DUST CONTROL, OR STABILIZATION AS NEEDED AND FOR WHEN PROTECTING CANNOT BE PERFORMED.

NOT TO SCALE

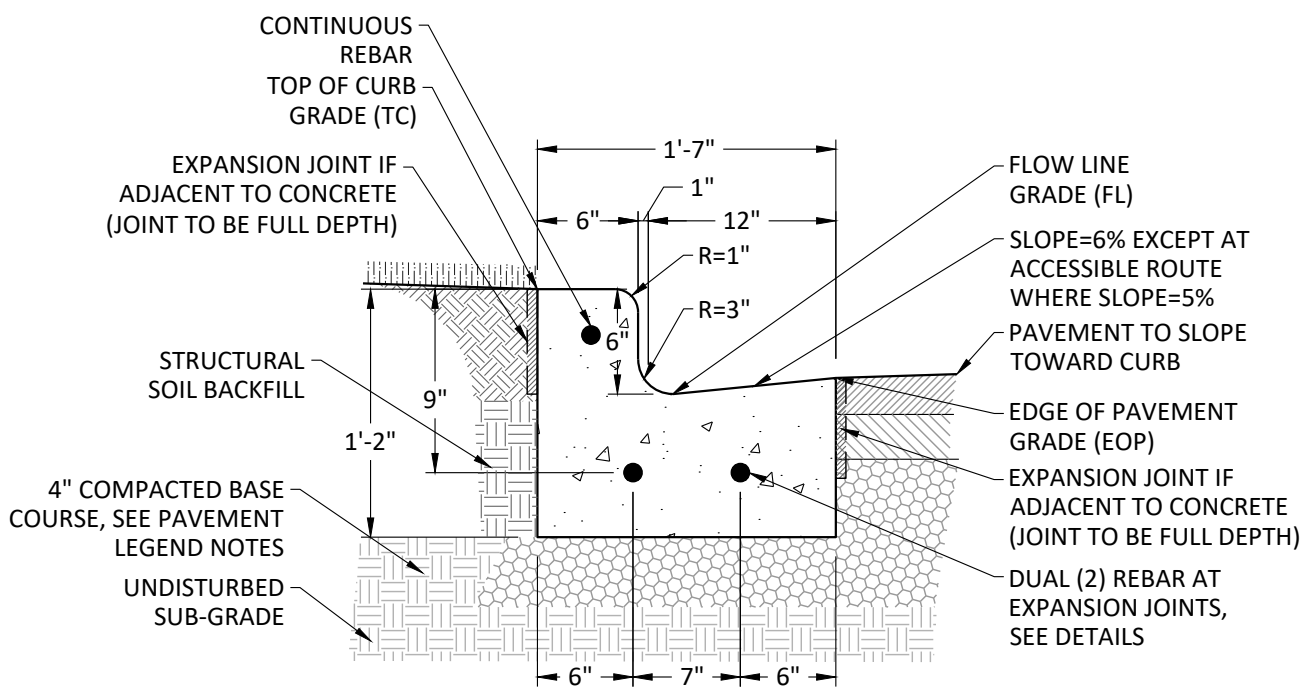
ASPHALT DESCRIPTION	ASPHALT SECTION	SECTION DESCRIPTION	CONCRETE DESCRIPTION	CONCRETE SECTION	SECTION DESCRIPTION
STANDARD DUTY PAVEMENT		1.5" ASPHALT SURFACE COURSE 2.5" ASPHALT BINDER COURSE 8" BASE COURSE COMPACTED SUB-BASE	CONCRETE SIDEWALK		5" CONCRETE PAVEMENT 4" BASE COURSE COMPACTED SUB-BASE

		6" CONCRETE PAVEMENT 4" BASE COURSE COMPACTED SUB-BASE			8" CONCRETE PAVEMENT 6" BASE COURSE COMPACTED SUB-BASE

1. ALL ASPHALT SURFACE COURSE SHALL BE: IL-12.5, BITUMINOUS CONCRETE SURFACE COURSE, SUPERPAVE, N50 MIX C, 4% AIR Voids, MAX. RAP ALLOWED 15%, PG 64-22
2. ALL ASPHALT BINDER COURSE SHALL BE: IL-19.0 BITUMINOUS CONCRETE BINDER COURSE, SUPERPAVE, N50, 4% AIR Voids, MAX. RAP ALLOWED 25%, PG 64-22
3. ALL CONCRETE SHALL BE: 4,000 PSI AT 14 DAYS, LIMESTONE AGGREGATE, 5 - 7% AIR ENTRAINMENT, 4" SLUMP LIMIT. PROVIDE CONCRETE SEALER AND A LIGHT BROOM FINISH.
4. ALL BASE COURSE SHALL BE : CRUSHED STONE OR LIMESTONE (CA-6) COMPACTED TO 95% STANDARD LABORATORY DENSITY.
5. ALL SUB-BASE SHALL BE: PROOF ROLLED TO THE SATISFACTION OF THE OWNER (OR OWNER'S REPRESENTATIVE), AND MUNICIPALITY.
6. PRIOR TO THE PLACEMENT OF THE BINDER COURSE OF ASPHALT, THE BASE COURSE SHALL BE CLEANED AND A PRIME COAT SHALL BE APPLIED AT THE RATE OF 0.25 TO 0.50 GAL/SY PER IDOT STANDARDS.
7. PRIOR TO THE PLACEMENT OF THE SURFACE COURSE OF ASPHALT, THE BINDER COURSE SHALL BE CLEANED AND A TACK COAT SHALL BE APPLIED AT A RATE OF 0.10 GAL/SY PER IDOT STANDARDS.
8. SEE PAVING SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

PAVEMENT LEGEND

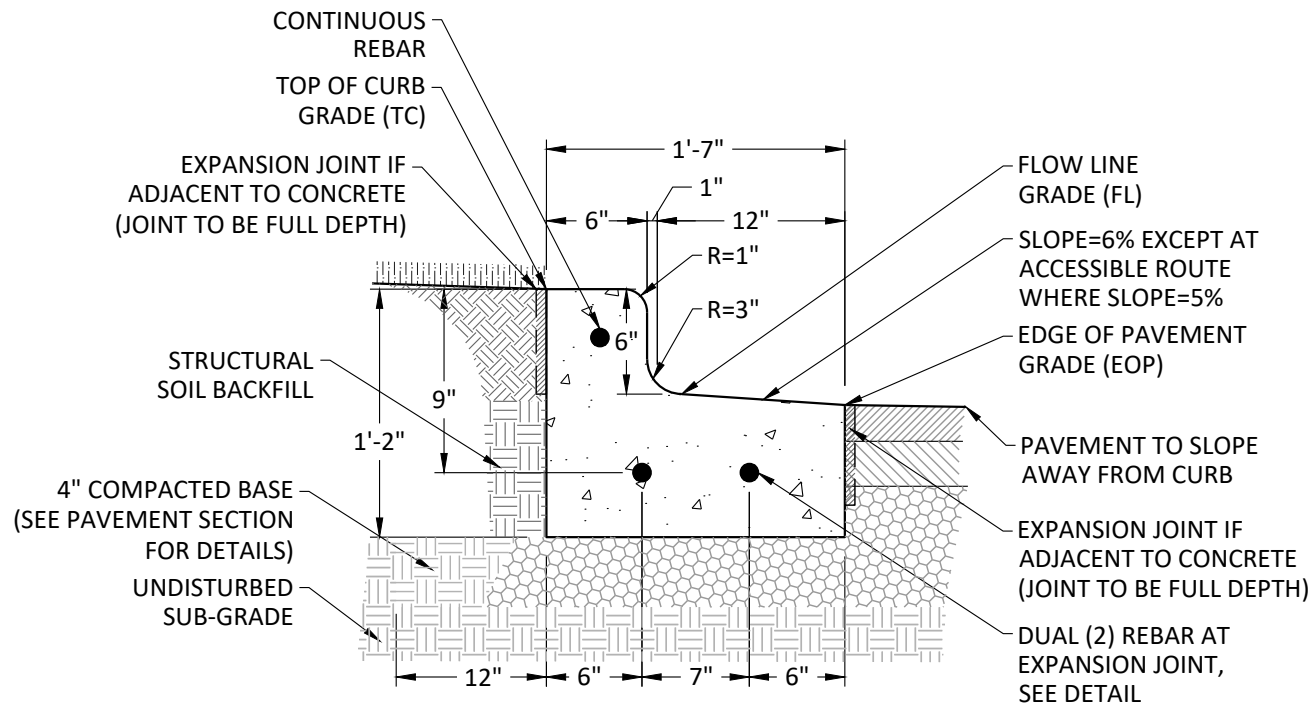
NOT TO SCALE



1. USE STANDARD PITCH GUTTERS WHERE WATER IS DIVERTED TOWARD CURB.
2. LONGITUDINAL SLOPE SHALL BE 0.50% MIN.
3. PROVIDE EXPANSION JOINTS AT ALL POINT OF CURVATURE, AT 10' ON EITHER SIDE OF UTILITY TRENCHES OR STRUCTURES AND AT A DISTANCE NOT TO EXCEED 50'.
4. PROVIDE HAND TOOLED CONTRACTION JOINTS IN BETWEEN EXPANSION JOINTS AT DISTANCES NOT TO EXCEED 20'.
5. PROVIDE LIGHT BROOM FINISH IN DIRECTION OF FLOW.

B6.12 COMBINATION CONCRETE CURB AND GUTTER - STANDARD PITCH

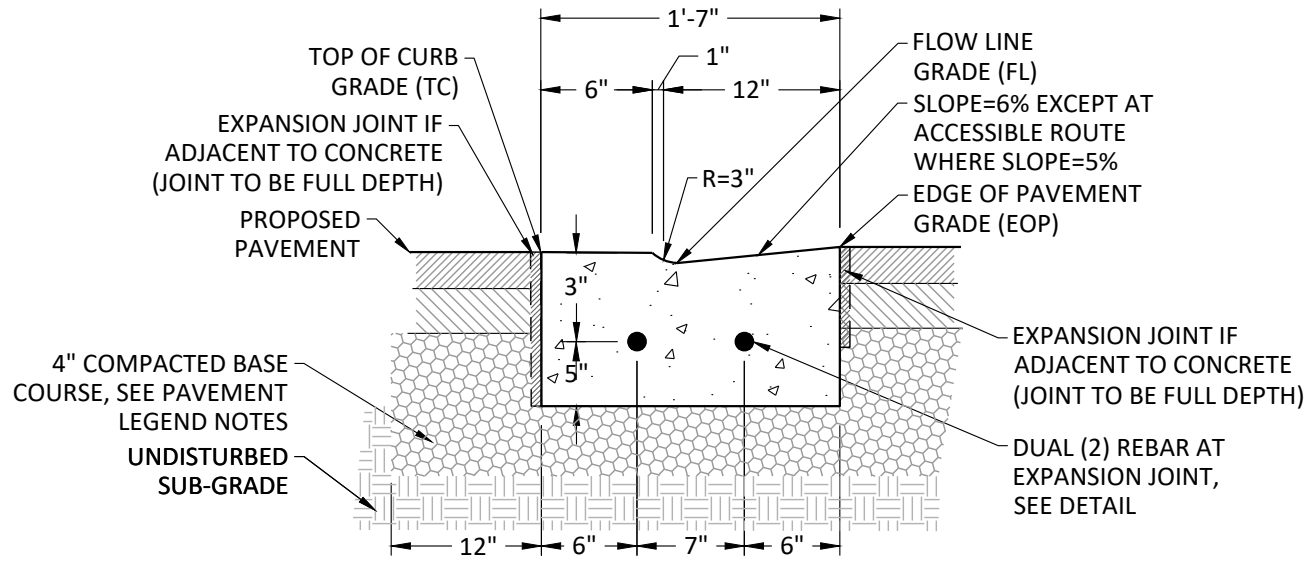
NOT TO SCALE



1. USE REVERSED PITCH GUTTERS WHERE WATER IS DIVERTED AWAY FROM CURB.
2. PROVIDE EXPANSION JOINTS AT ALL POINT OF CURVATURE, AT 10' ON EITHER SIDE OF UTILITY TRENCHES OR STRUCTURES AND AT A DISTANCE NOT TO EXCEED 50'.
3. PROVIDE HAND TOOLED CONTRACTION JOINTS IN BETWEEN EXPANSION JOINTS AT DISTANCES NOT TO EXCEED 20'.
4. PROVIDE LIGHT BROOM FINISH IN DIRECTION OF FLOW.

B6.12 COMBINATION CONCRETE CURB AND GUTTER - REVERSE PITCH

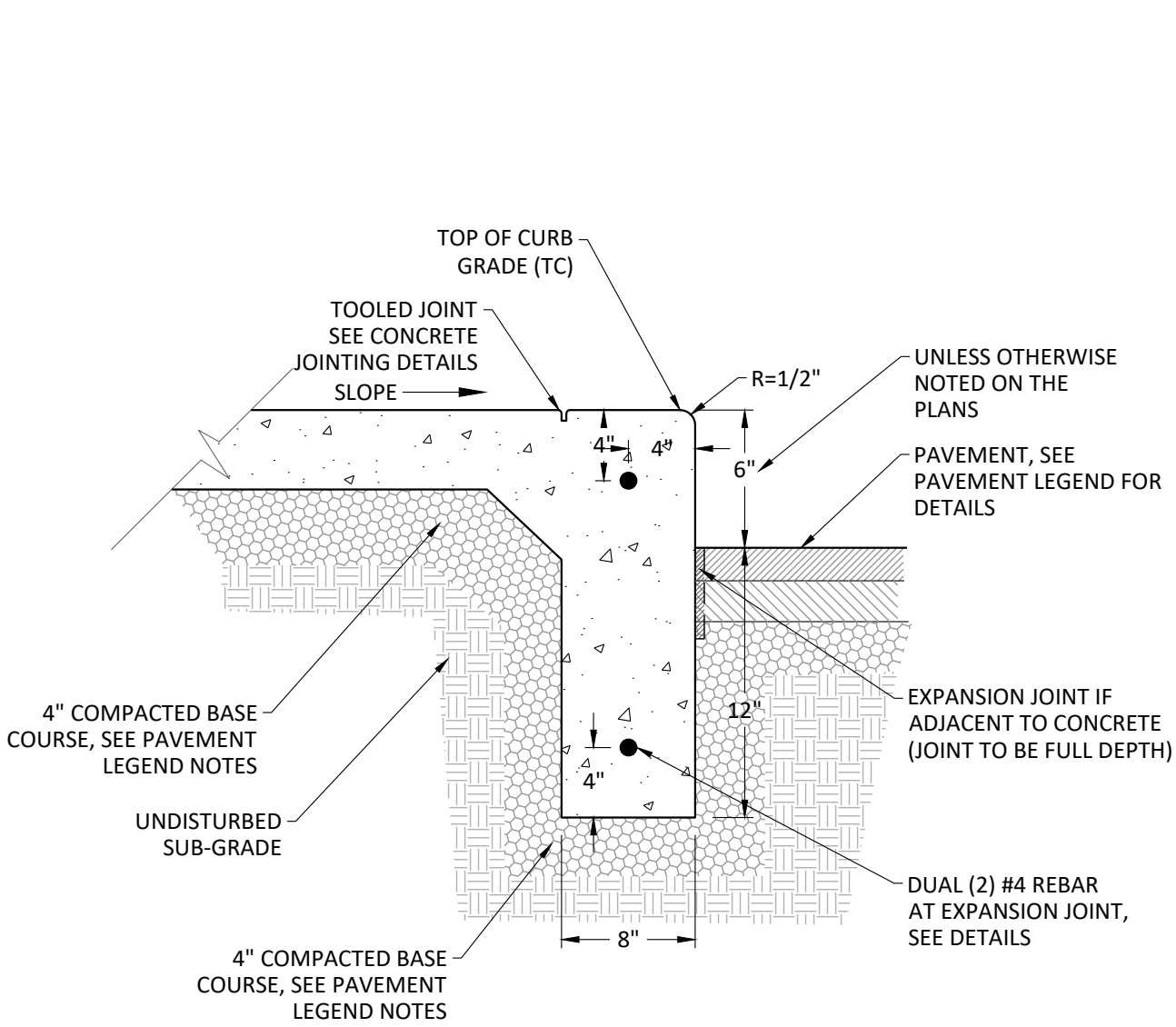
NOT TO SCALE



1. USE REVERSED PITCH GUTTERS WHERE WATER IS DIVERTED AWAY FROM CURB AND STANDARD PITCH GUTTERS WHERE WATER DRAINS TOWARD CURB.
2. LONGITUDINAL SLOPE SHALL BE 0.30% SLOPE MIN.
3. PROVIDE EXPANSION JOINTS AT ALL POINT OF CURVATURE, AT 10' ON EITHER SIDE OF UTILITY TRENCHES OR STRUCTURES AND AT A DISTANCE NOT TO EXCEED 50'.
4. PROVIDE HAND TOOLED CONTRACTION JOINTS IN BETWEEN EXPANSION JOINTS AT DISTANCES NOT TO EXCEED 20'.
5. PROVIDE LIGHT BROOM FINISH IN DIRECTION OF FLOW.
6. FIBER BOARD SHALL BE EXCLUDED AT ACCESSIBLE RAMPS

COMBINATION CONCRETE CURB AND GUTTER - DEPRESSED

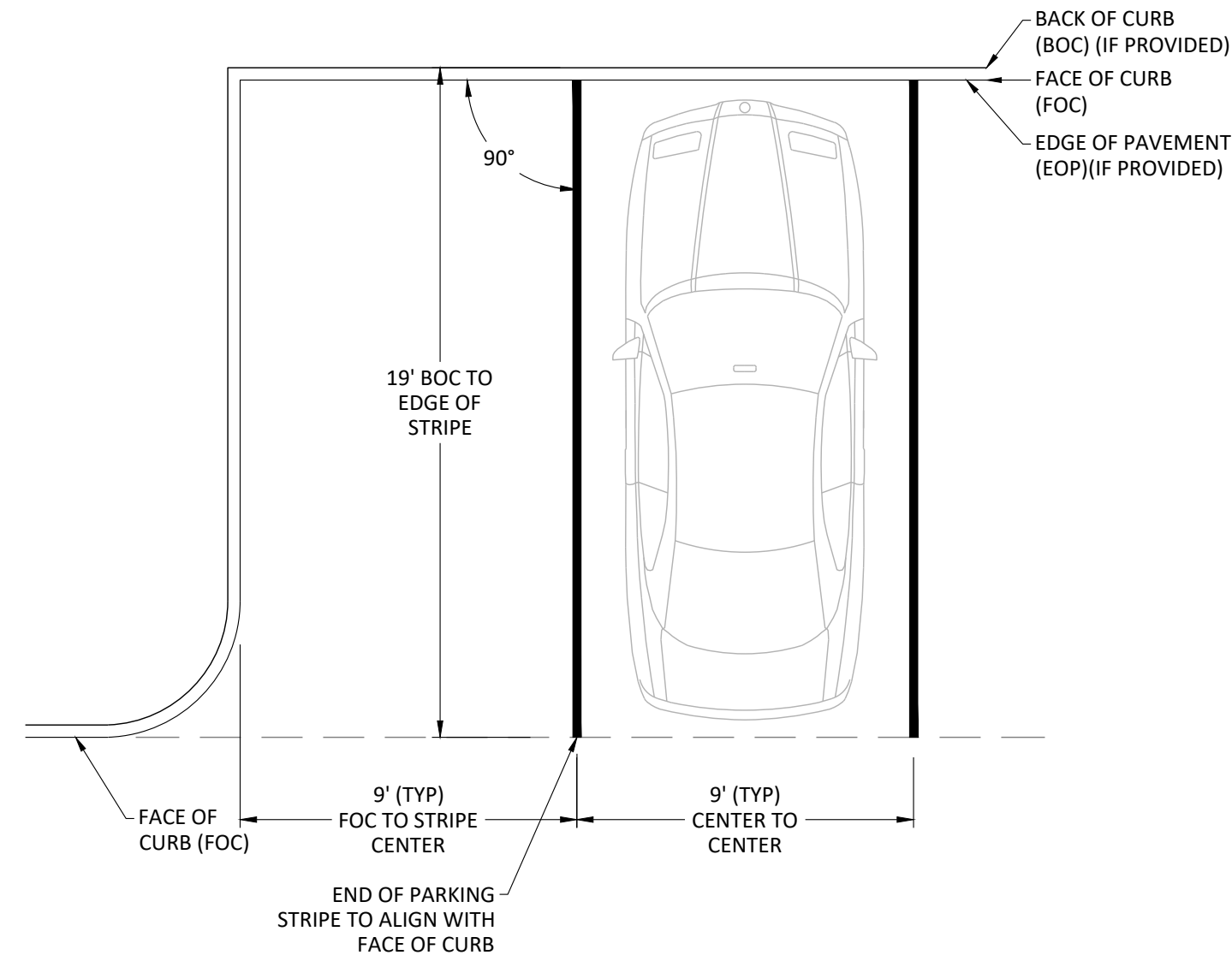
NOT TO SCALE



1. SEE PLANS FOR LOCATIONS.

TURNED DOWN EDGE SIDEWALK

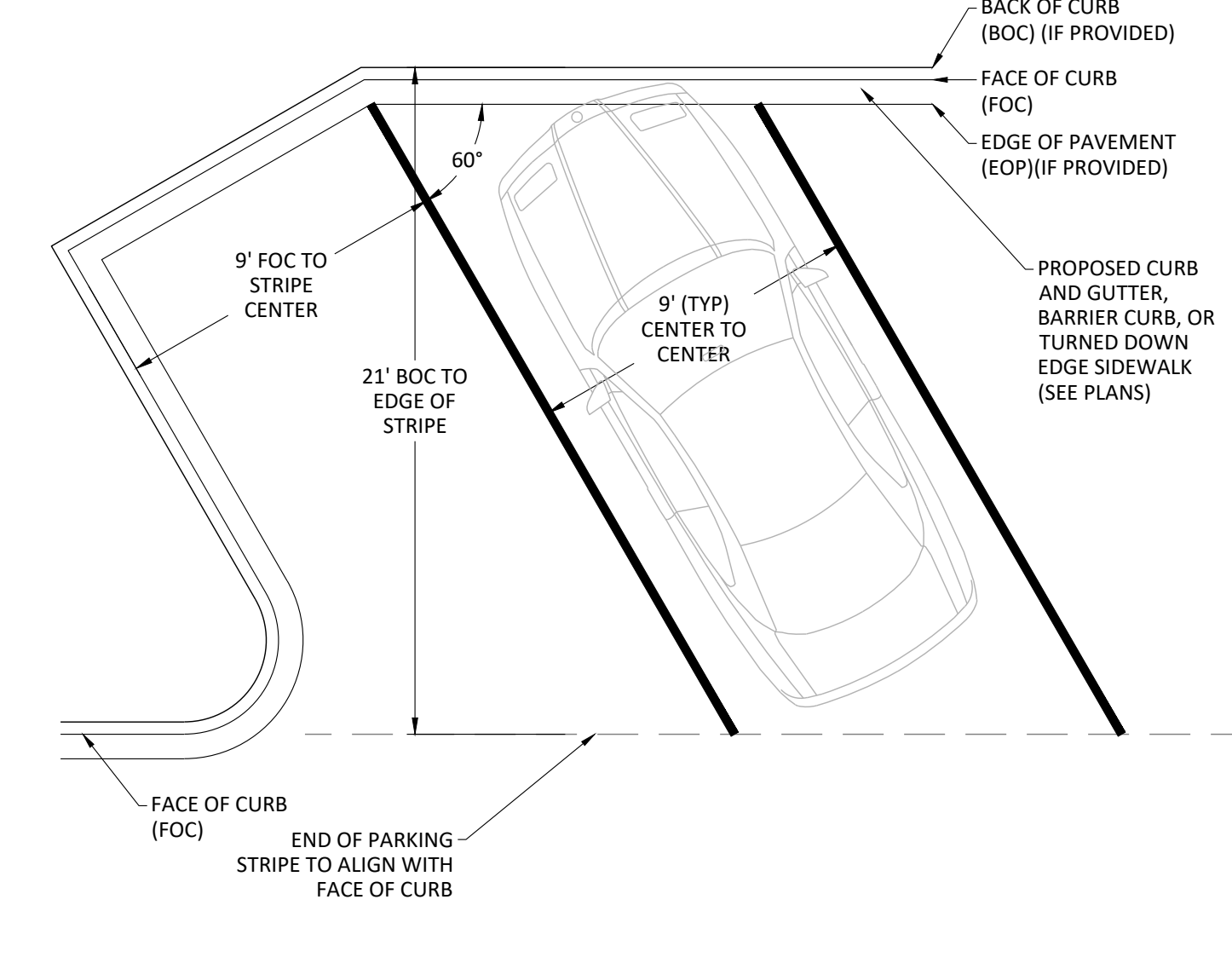
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1. ALL STRIPING SHALL BE DOUBLE COATED YELLOW PAVEMENT PAINT

PARKING STALL STRIPING - 90 DEGREE

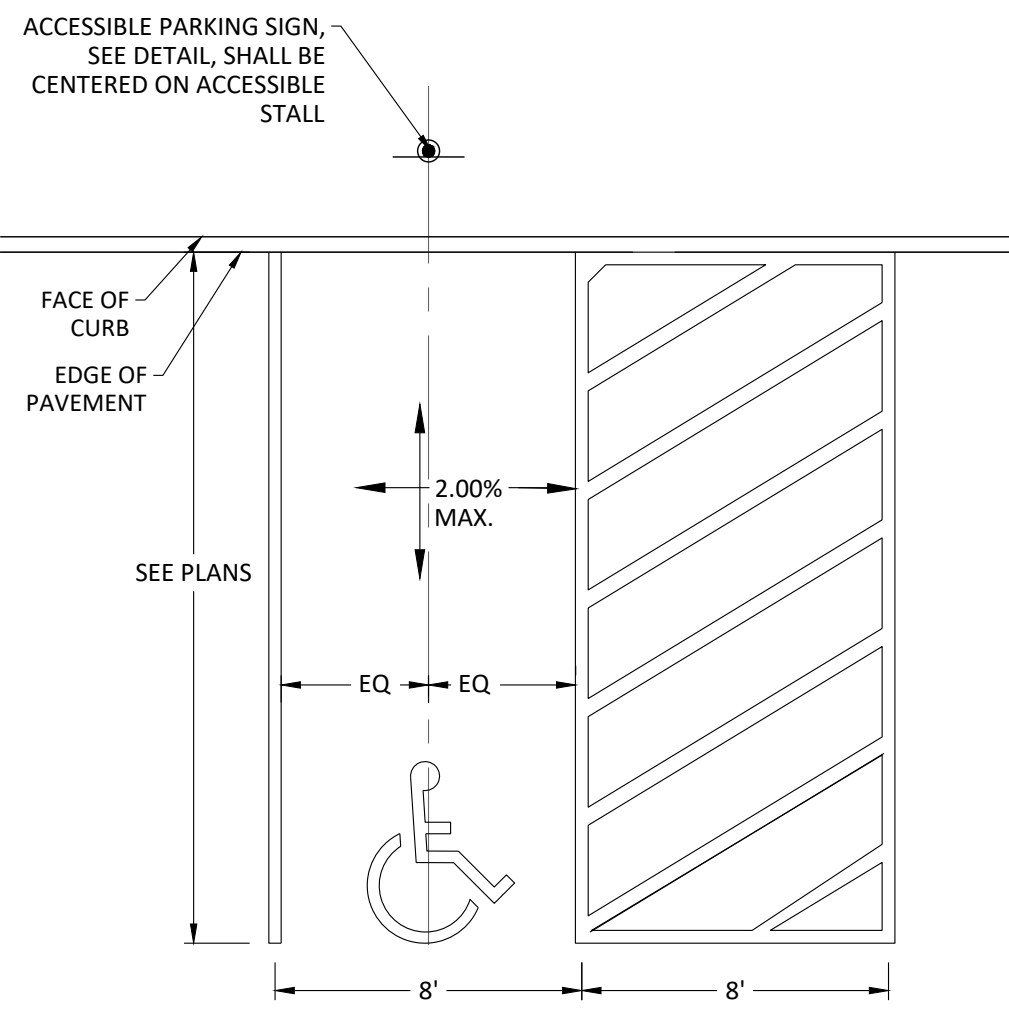
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1. ALL STRIPING SHALL BE DOUBLE COATED YELLOW PAVEMENT PAINT

PARKING STALL STRIPING - 60 DEGREE

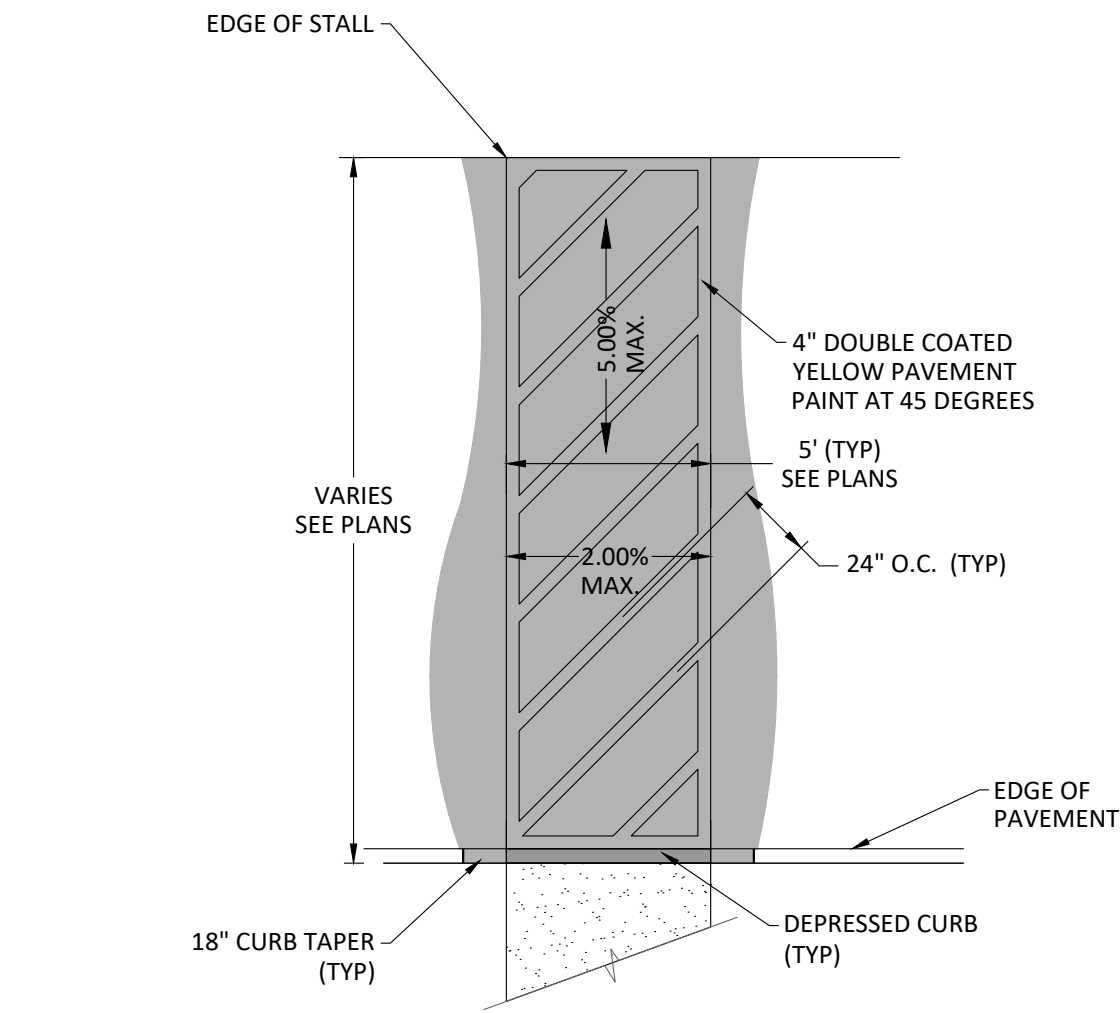
NOT TO SCALE



1. SIGNS SHALL BE VERTICALLY MOUNTED ON A POST OR WALL AT FRONT CENTER OF THE PARKING SPACE, NO MORE THAN 5 FEET HORIZONTALLY FROM THE FRONT OF THE PARKING SPACE.
2. ACCESSIBLE PARKING STALLS SLOPES NOT TO EXCEED 2.00% IN ANY DIRECTION.

ACCESSIBLE PARKING STALL - 90 DEG 8' x 8'

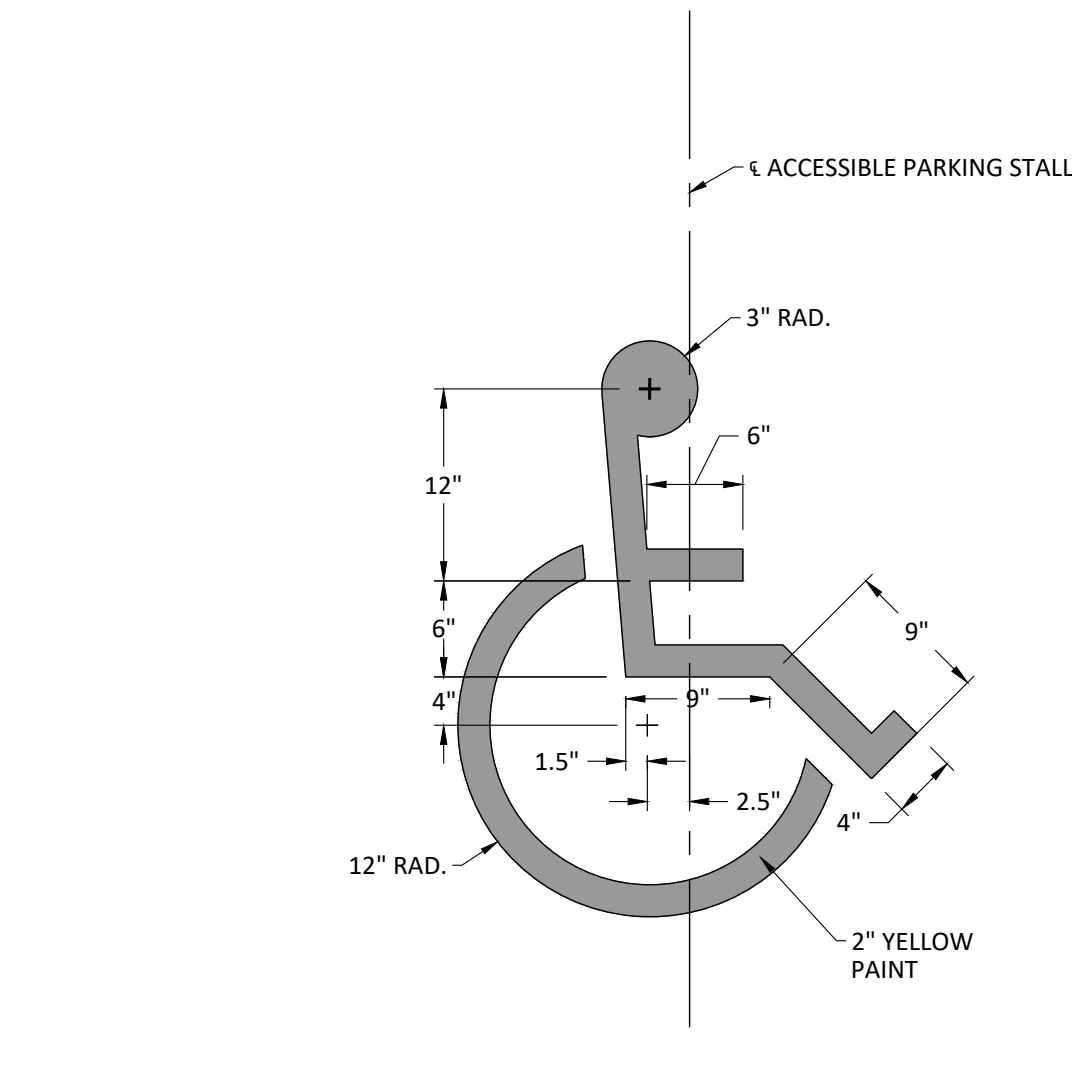
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1. ALL STRIPING SHALL BE DOUBLE COATED YELLOW PAVEMENT PAINT

ACCESSIBLE CROSSWALK

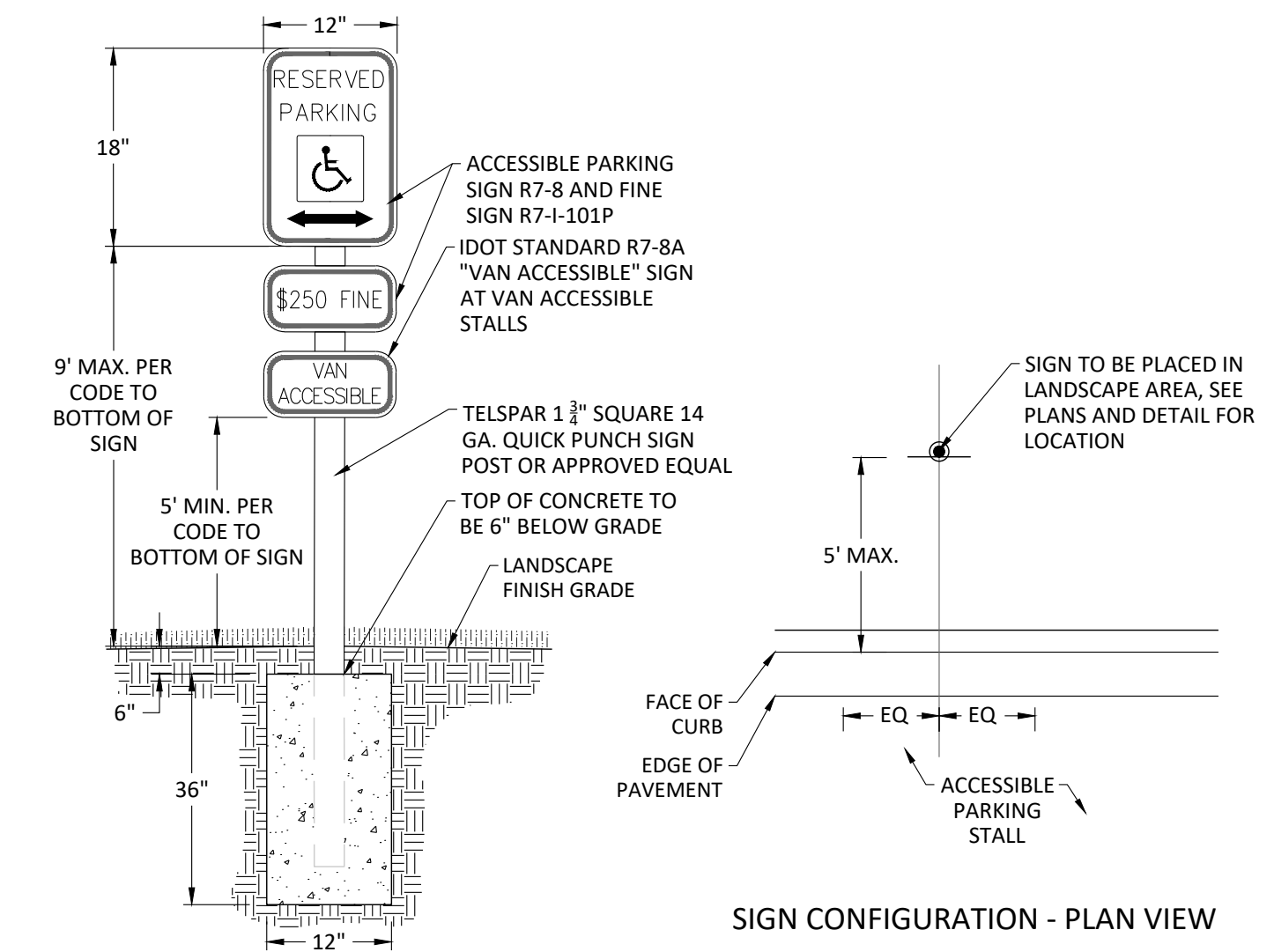
NOT TO SCALE



1. SEE PLAN FOR QUANTITIES AND LOCATIONS.
2. BOTTOM OF SYMBOL SHALL ALIGN WITH END OF STALL.

ACCESSIBLE PARKING STALL PAVEMENT SYMBOL

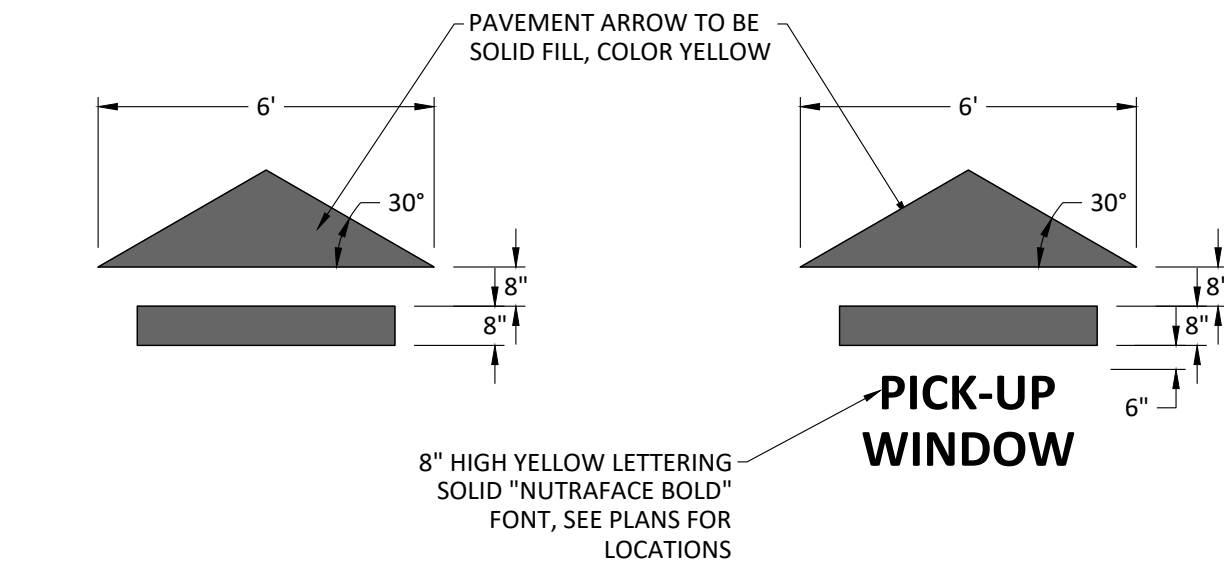
NOT TO SCALE



1. SIGNS SHALL BE VERTICALLY MOUNTED ON A POST OR WALL AT FRONT CENTER OF THE PARKING SPACE, NO MORE THAN 6 FEET HORIZONTALLY FROM THE FRONT OF THE PARKING SPACE.
2. FOR EVERY 6 ACCESSIBLE STALLS (OR FRACTION THEREOF) AT LEAST ONE STALL SHALL BE VAN ACCESSIBLE INCLUDING THE "VAN ACCESSIBLE" SIGN.

ACCESSIBLE PARKING SIGN AT LANDSCAPE

NOT TO SCALE



1. USE ONLY PAINT APPROVED FOR PAVEMENT USE.

DIRECTIONAL PAVEMENT ARROWS

MUNICIPAL/AGENCY APPROVAL STAMP

KBP BRANDS
10950 GRANDVIEW DRIVE, SUITE 300
OVERLAND PARK, KS 66210

KBP BRANDS

BY KFC REMODEL - PALANTINE
1597 N RAND ROAD
PALATINE, ILLINOIS 60074

PROJECT DETAILS 1

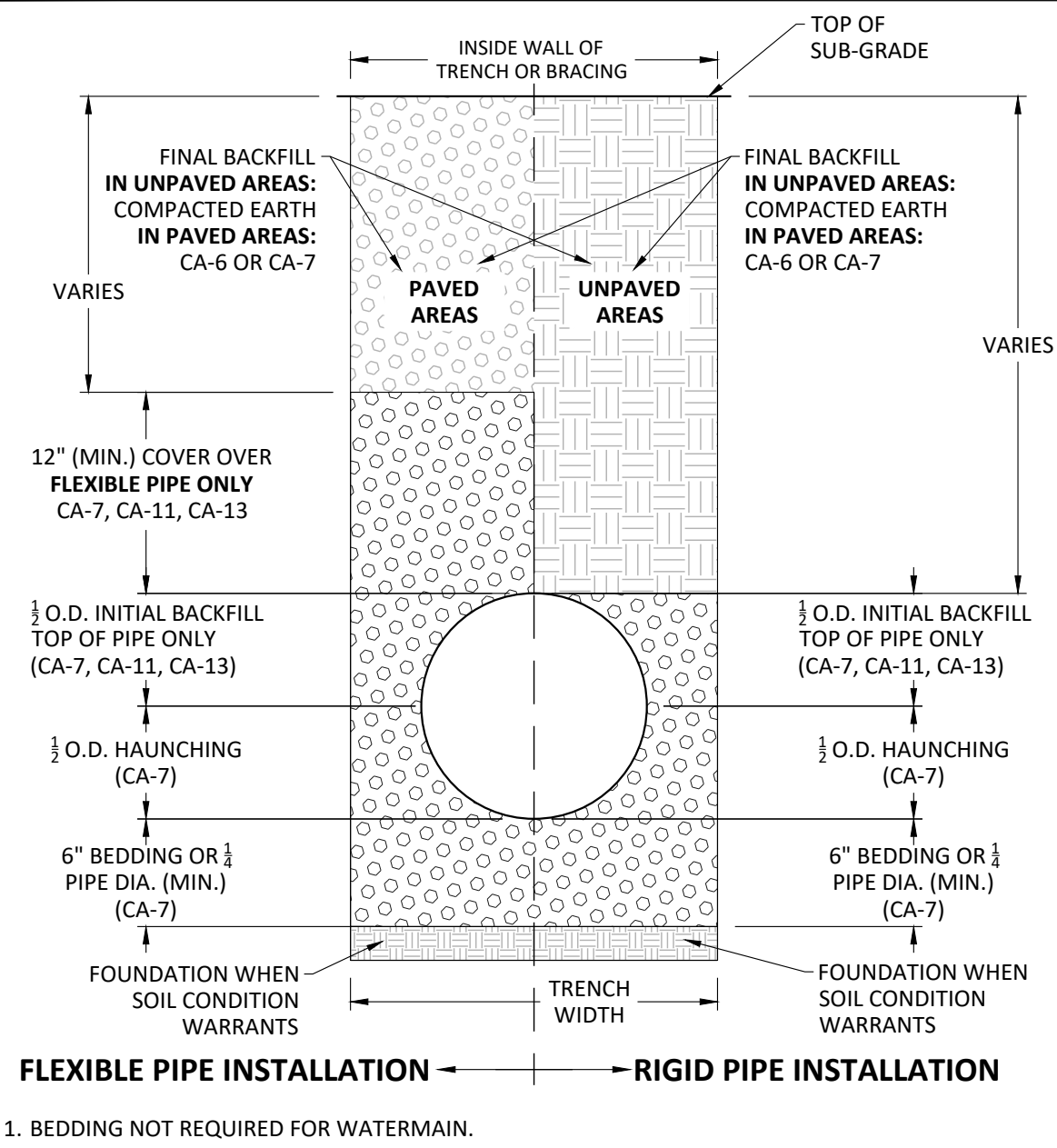
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DESIGNED BY:	ARB		
REVIEWED BY:	NCL		
DATE:	07/19/2024		
PRJ#:	5171-504-32		

Weaver
Consultants
Group

OFFICE LOCATION:
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1316 BOND STREET, SUITE 108
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(630) 717-4848
wcgrp.com

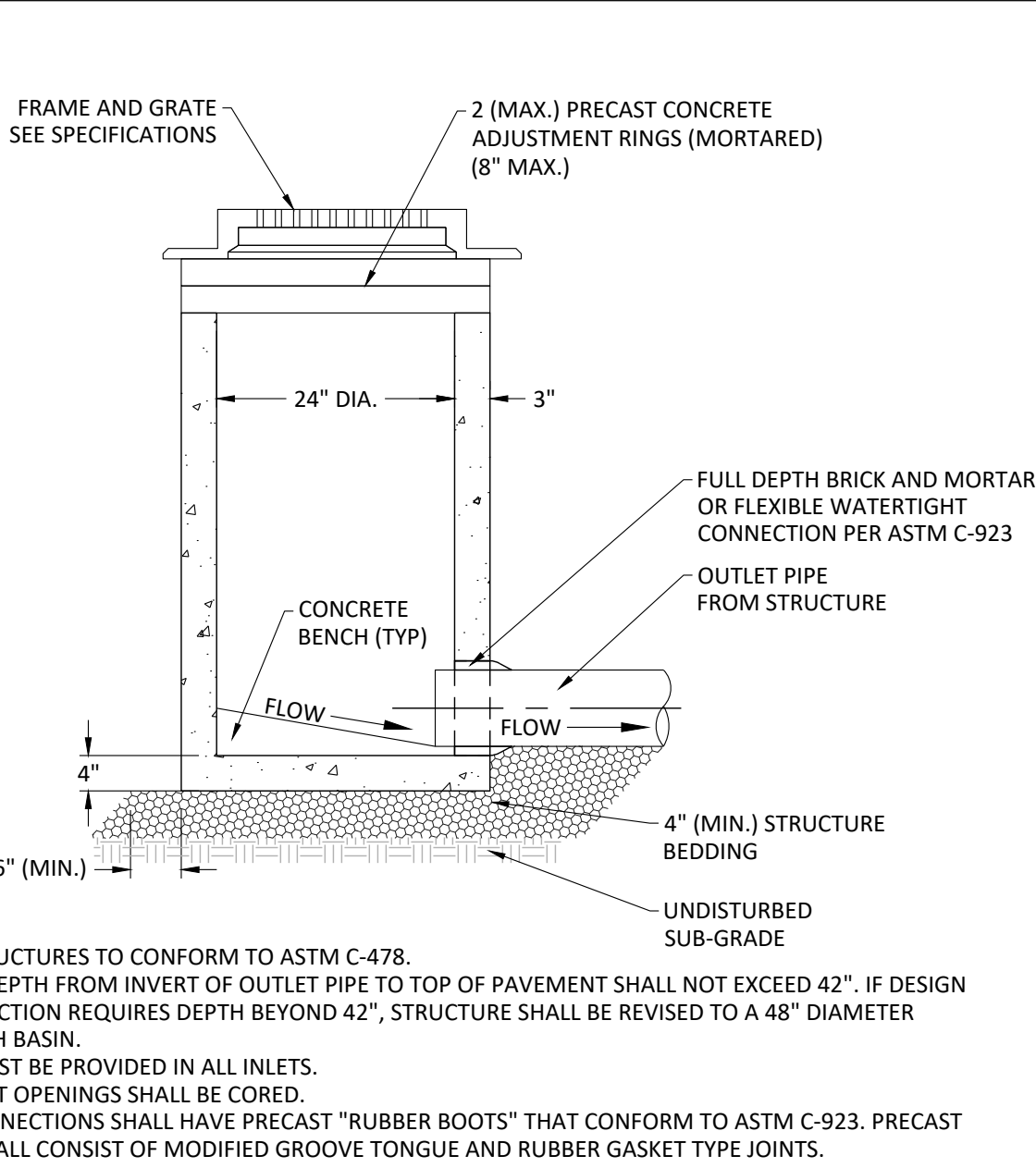
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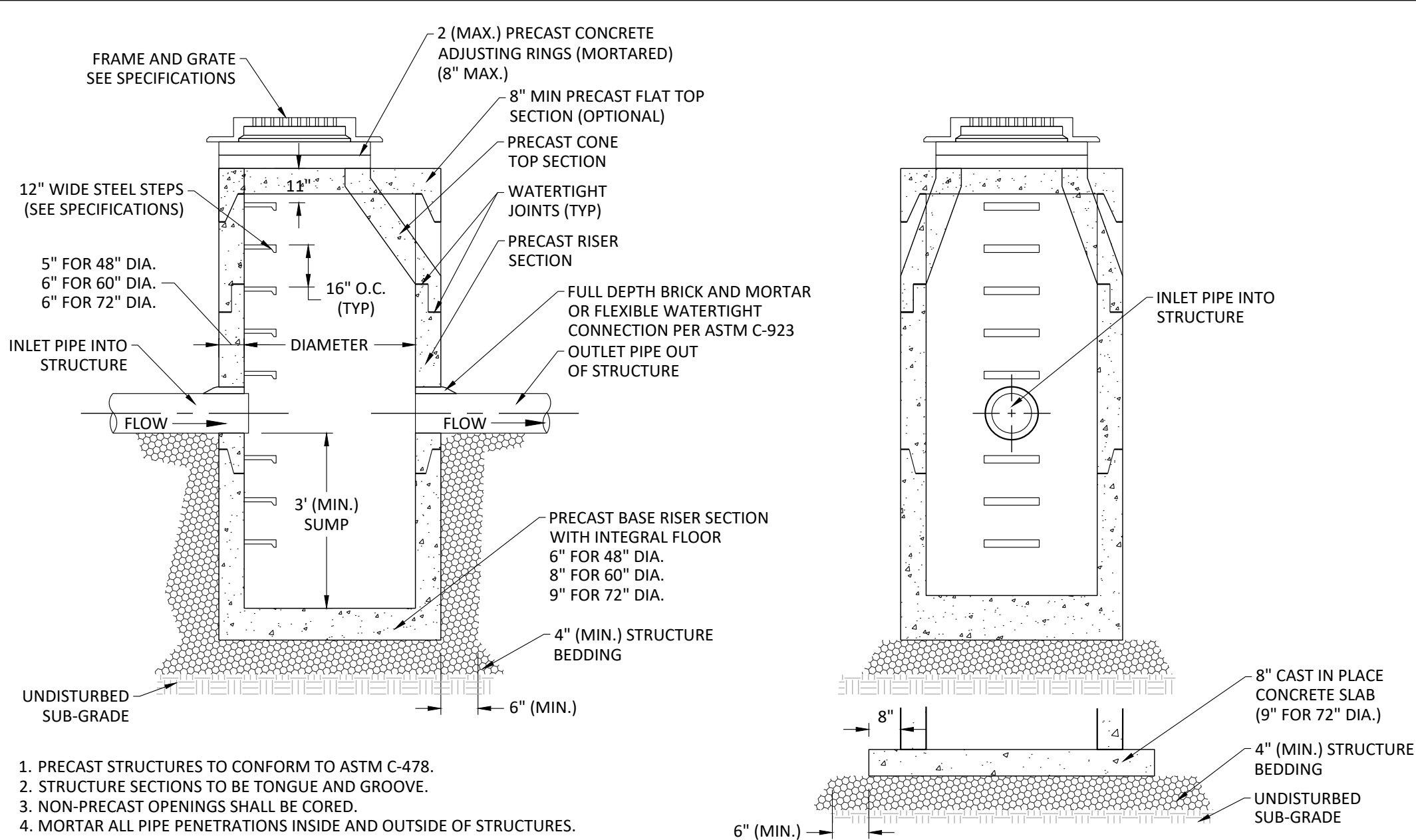
UTILITY TRENCH AND BEDDING DETAIL

NOT TO SCALE



TYPE A INLET

NOT TO SCALE



TYPE A STORM CATCH BASIN

NOT TO SCALE

MUNICIPAL/AGENCY APPROVAL STAMP

KBP BRANDS
10950 GRANDVIEW DRIVE, SUITE 300
OVERLAND PARK, KS 66210

KFC REMODEL - PALANTINE
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PALANTINE, ILLINOIS 60074

PROJECT DETAILS 2

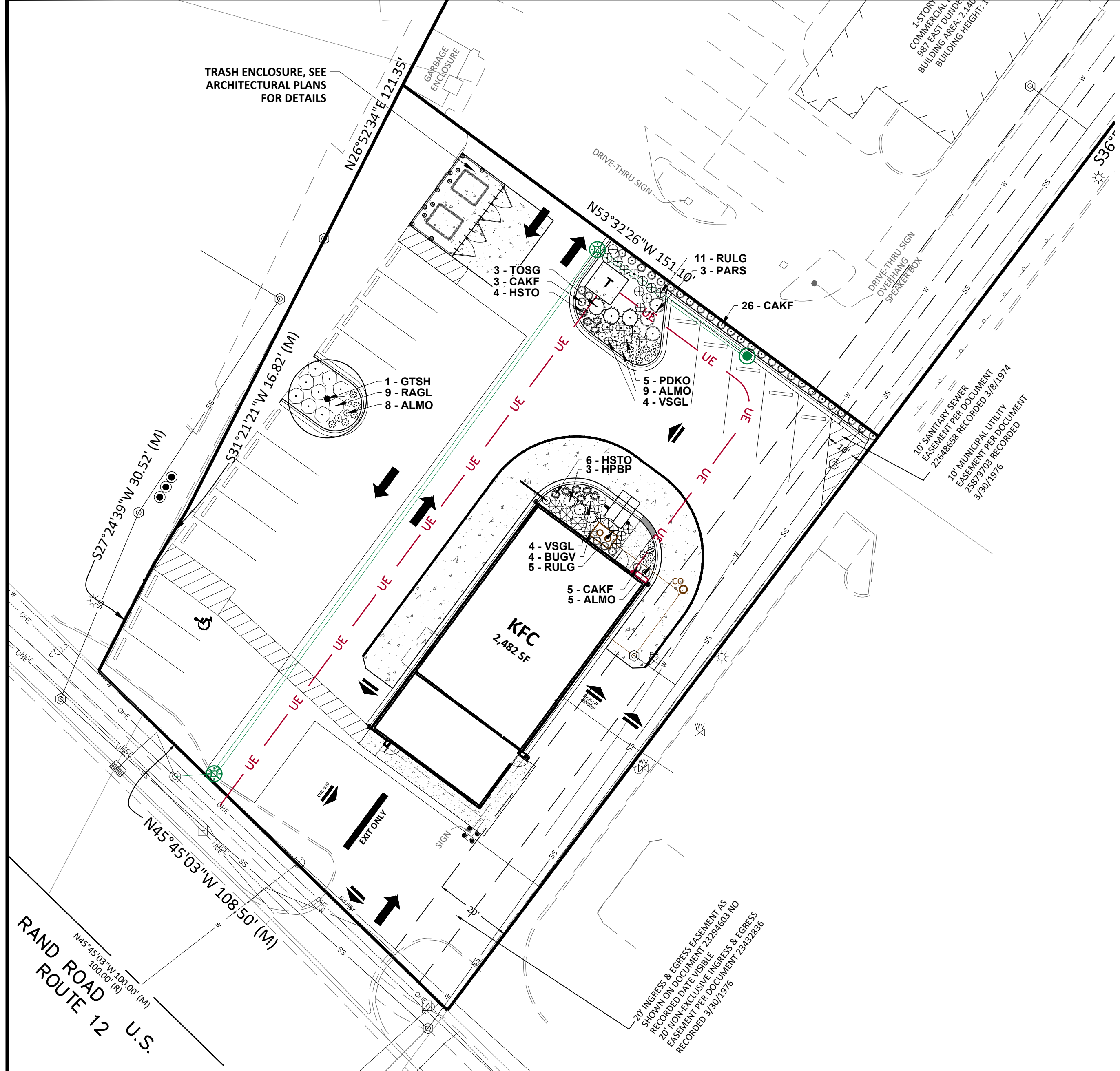
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DESIGNED BY:	MCS		
REVIEWED BY:	NCL		
DATE:	07/19/2024		
PRJ#:	5171-504-32		

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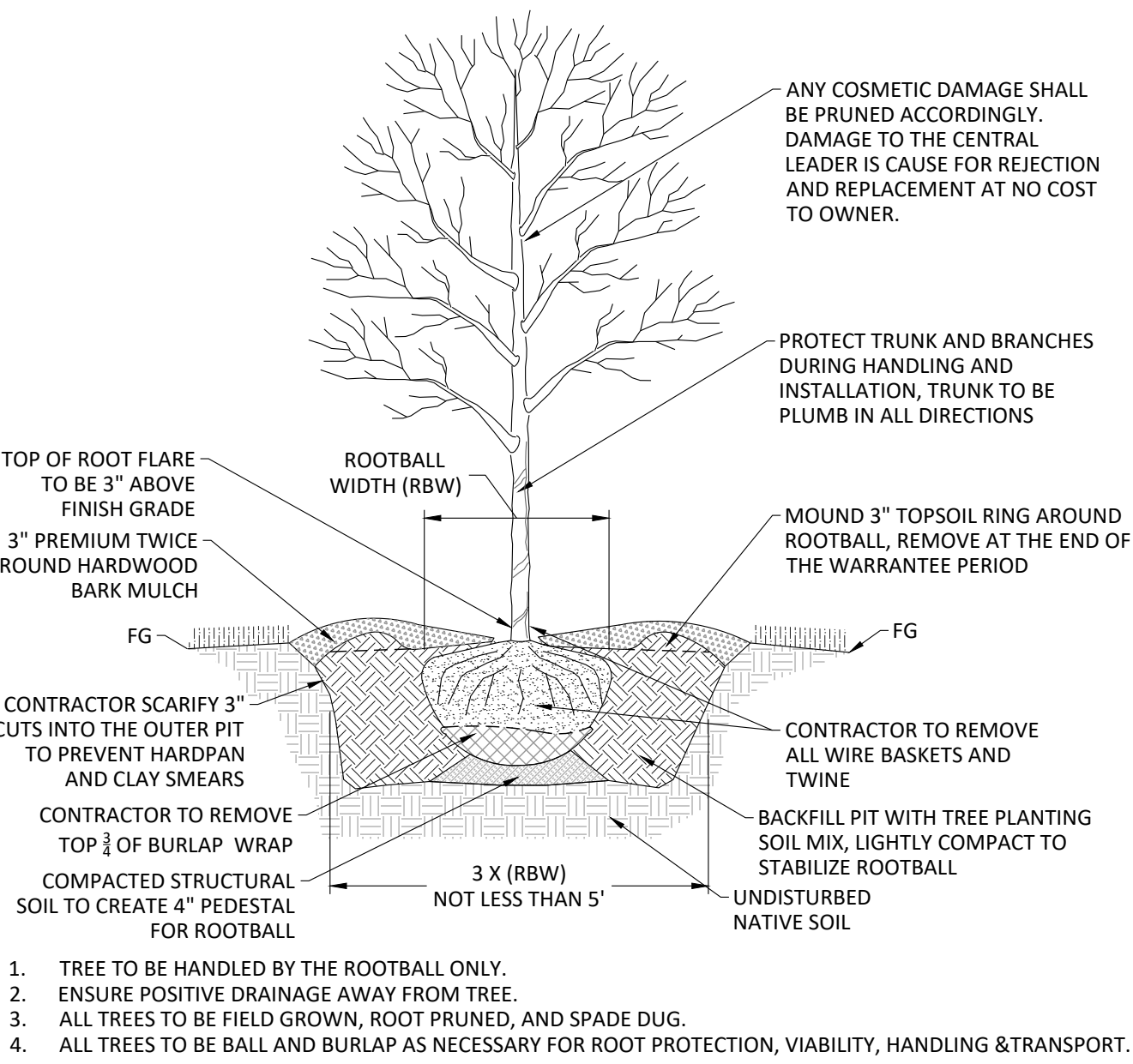
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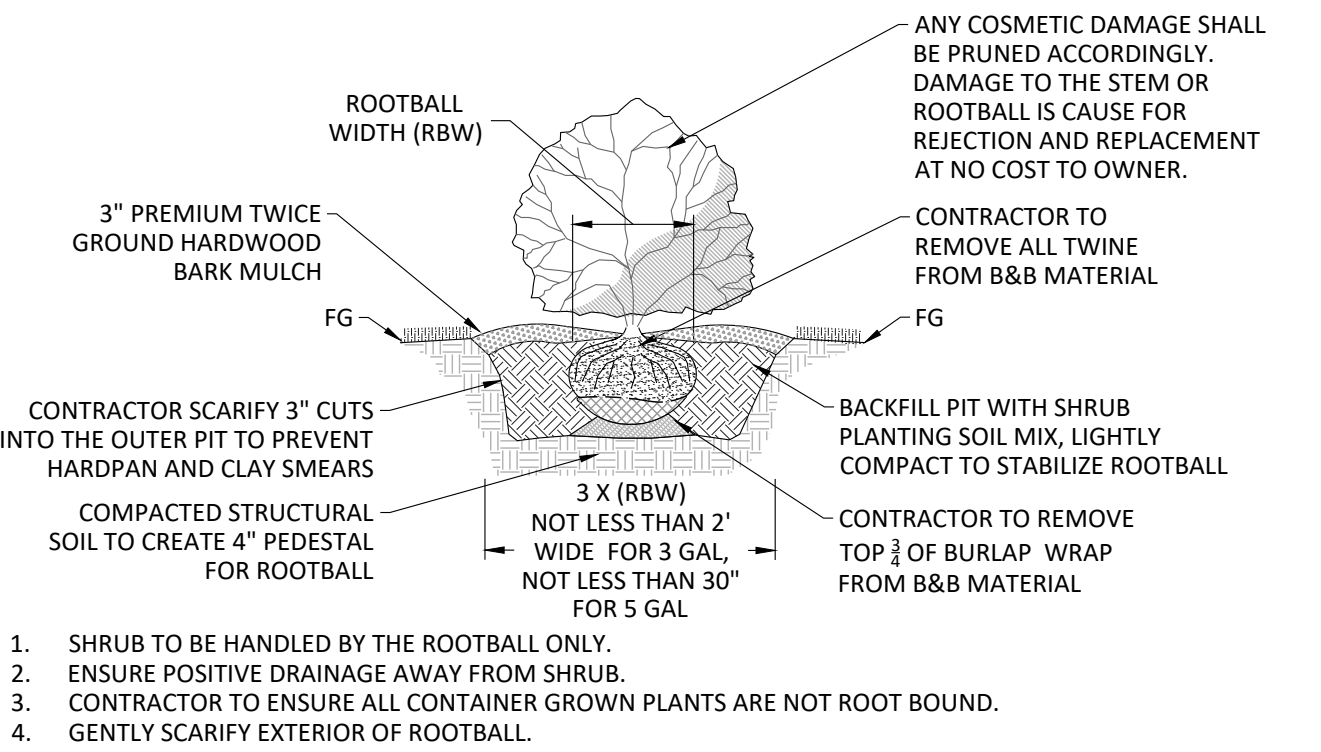
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2
TREES					
	GTSH	1	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	2.5" CAL.	B&B
EVERGREEN TREES					
	TOSG	3	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	6' HT.	B&B
SHRUBS					
	BUGV	4	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD	3 GAL.	CONT.
	HPBP	3	HYDRANGEA PANICULATA 'ILVOBO' TM / BOBO PANICLE HYDRANGEA	3 GAL.	CONT.
	RAGL	9	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.	CONT.
	PDKO	5	ROSA X 'RADTKOPINK' TM / PINK DOUBLE KNOCK OUT ROSE	3 GAL.	CONT.
GRASSES					
	CAKF	34	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL.	CONT.
PERENNIALS					
	ALMO	22	ALLIUM X 'MILLENIUM' / MILLENIUM ORNAMENTAL ONION	1 GAL.	CONT.
	HSTO	10	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL.	POT
	PARS	3	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	1 GAL.	CONT.
	RULG	16	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' / LITTLE GOLDSTAR CONEFLOWER	1 GAL.	CONT.
	VSGL	8	VERONICA SPICATA 'GLORY' / ROYAL CANDLES SPIKE SPEEDWELL	1 GAL.	CONT.



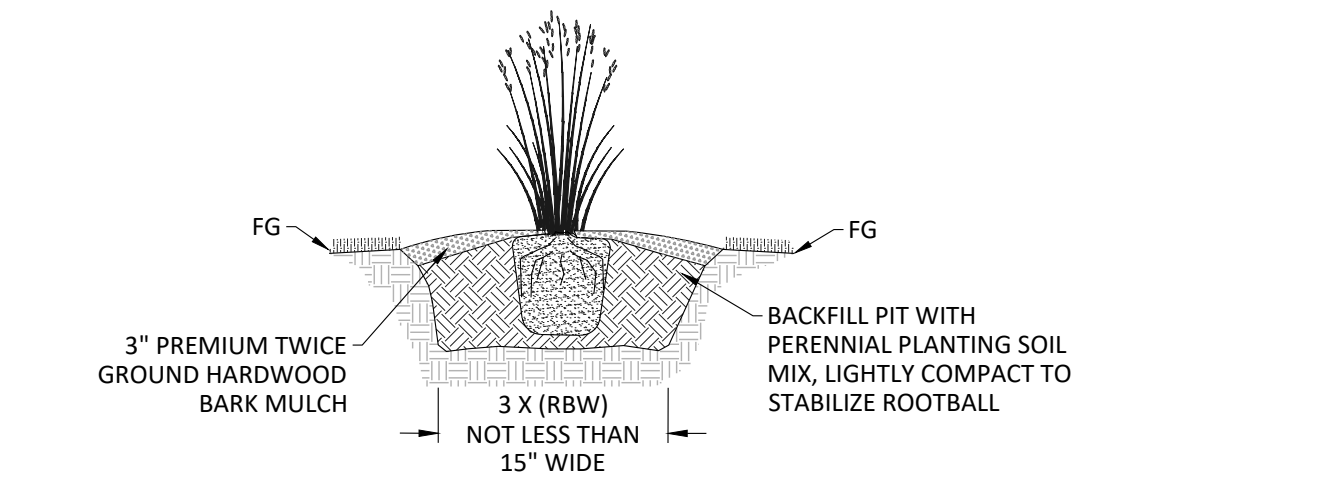
SHADE TREE PLANTING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE



PERENNIAL/ ORNAMENTAL GRASS PLANTING

NOT TO SCALE

SPECIFICATIONS - LANDSCAPE

- STANDARDS AND SPECIFICATIONS:** THE CURRENT EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 CURRENT ADDITION) PUBLISHED BY AMERICANHORT.
- SITE ANALYSIS:** THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE AND EVALUATE SITE CONDITIONS IN RELATION TO THE LANDSCAPE PLAN AND IT'S ASSOCIATED PLAN SET. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY ANY CONFLICTS.
- PROJECT COORDINATION:** THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR AND SUBCONTRACTORS AS NECESSARY.
- UTILITIES:** THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL UTILITIES AND IRRIGATION SYSTEMS. ALL DAMAGES TO THE PROTECTED SYSTEMS SHALL BE REPLACED/ REPAIRED TO A NEW CONDITION. LABOR AND MATERIALS SHALL BE AT NO COST TO THE OWNER.
- LANDSCAPE PROTECTION:** THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL EXISTING LANDSCAPE NOTED FOR PROTECTION AND ON-SITE LANDSCAPE ASSOCIATED WITH CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROPER SHIPPING, HANDLING, STORAGE, PLANTING, WATERING AND MAINTENANCE OF ALL PROPOSED LANDSCAPE MATERIALS INCLUDING THEFT FROM THE TIME OF ACQUISITION TILL TIME OF ACCEPTANCE.
- PLANT QUALITY:** ALL LANDSCAPE PLANTS SHALL BE TRUE TO THE BOTANICAL SPECIES AND VARIETY AND SIZE SPECIFIED ON THE PLANS. PLANTS SHALL BE MAINTAINED DURING GROWTH DEVELOPMENT TO UNIFORM, SYMMETRICAL AND WELL BRANCHED. PLANTS SHALL BE FREE OF ANY PESTS AND ANY OTHER PLANT GROWING FROM THE ROOT BALL. DAMAGED TRUNKS, BRANCHES AND INDICATIONS OF MISHANDLING ARE SUFFICIENT CAUSE FOR REJECTION. ALL SINGLE STEM TREES SHALL HAVE ONE DOMINANT CENTRAL LEADER.
- PRUNING:** THE LANDSCAPE CONTRACTOR SHALL ENSURE ALL BRANCH AND ROOT PRUNING IS DONE BY A CERTIFIED ARBORIST AND IN ACCORDANCE WITH ANSI A300.
- TREE ROOT FLARE AND ROOT BALL:** THE LANDSCAPE CONTRACTOR INSPECT ALL ROOT BALLS TO ENSURE NO ROOT GREATER THAN 1/8" SHALL CIRCLE ROOT BALL MORE THAN 1/4 OF ROOT BALL CIRCUMFERENCE. ROOT BALL SHALL BE FREE OF "J" ROOTS, KINKED, OR GIRDLING ROOTS OR POT BOUND. ROOT FLARE SHALL NOT BE PLACED BELOW FINISH GRADE. SEE DETAIL FOR ILLUSTRATION. IF TREE OR SHRUB HAS ROOT SYSTEM THAT NEEDS PRUNING FOR WHICH IT WILL NOT LIKELY, THEN IT SHALL BE REJECTED.
- PLANT CERTIFICATION:** THE LANDSCAPE CONTRACTOR SHALL PROVIDE PROOF ALL PLANTS ARE CERTIFIED FREE OF DISEASE AND INFESTATIONS IN ACCORDANCE OF STATE AND FEDERAL LAWS.
- TIMING:** CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR FOR LANDSCAPE INSTALLATION TIMING. ANY PROPOSED LANDSCAPE THAT HAS UNIQUE CONSTRAINTS OR INSTALLATIONS CANNOT MEET CONSTRUCTION TIMING REQUIRES PRE APPROVAL BY LANDSCAPE ARCHITECT.
- SUBSTITUTIONS:** ALL PLANT SUBSTITUTIONS REQUIRE LANDSCAPE ARCHITECT AND MUNICIPAL APPROVAL (IF REQUIRED).
- WATERING:** THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL WATERING FROM TIME OF ACQUISITION TO 30 DAYS AFTER INSTALLATION. CONTRACTOR SHALL REPLACE ALL PLANTS THAT DIE OR SEVERELY DAMAGE AS A RESULT OF LACK OF OR EXCESSIVE WATERING. REPLACEMENT DUE TO PLANT CARE SHALL BE AT NO COST TO THE OWNER. WATERING SHALL BE INCLUDED IN CONTRACTOR'S BID.
- WARRANTEE:** THE LANDSCAPE CONTRACTOR SHALL ENSURE ALL LANDSCAPE PLANTS FOR 1 CALENDAR YEAR FROM THE TIME OF ACCEPTANCE. WARRANTEE SHALL INCLUDE ALL LABOR. REPLACEMENT PLANTS SHALL INCLUDE A SUBSEQUENT 1 CALENDAR YEAR. REPLACEMENTS SHALL BE INSTALLED WITHIN 2 WEEKS FROM NOTIFICATION UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- CHEMICALS:** PESTICIDES, HERBICIDES, FUNGICIDES, ALGAECIDES, PRE-EMERGENT, ETC. SHALL BE STORED, HANDLED, APPLIED AND RE-APPLIED IN ACCORDANCE WITH ALL STATE AND FEDERAL REQUIREMENTS AND MANUFACTURER'S RECOMMENDATIONS. ALL APPLICATIONS SHALL BE PERFORMED BY A LICENSED APPLICATOR IN THE STATE OF WORK. APPLICATORS SHALL WEAR ALL REQUIRED PPE (PERSONAL PROTECTION EQUIPMENT).
- FERTILIZERS AND AMENDMENTS:** ALL FERTILIZERS SHALL BE APPLIED AT THE RATE AS RECOMMENDED FOR THE APPLICABLE CONDITION AND RATES SHALL BE ADJUSTED ACCORDING TO SOIL CONDITIONS AND PLANT NEEDS.
 - FOR NEW LAWN AREAS APPLY 8 LBS OF SLOW RELEASE GYPSUM AND 2 LBS OF PELLETTED FAST RELEASE GYPSUM PER 100 S.F. INCORPORATE INTO TOP 6" OF SOIL.
 - FOR ESTABLISHED LAWNS, PERFORM DOUBLE AERARATION THEN APPLY 10 LBS OF SLOW RELEASE GYPSUM.
 - FOR NEW TREES APPLY 2 LBS PER TREE IN THE 5' RADIUS OF TRUNK.
 - FOR EXISTING TREES APPLY 10 LBS PER TREE IN THE OUTER 8' OF TREE DRIP LINE.
 - DO NOT PROVIDE ADDITIONAL GYPSUM IF IN A LAWN AREA ALREADY PART OF THE TREATMENT AREAS.
 - FOR NEW SHRUBS APPLY 0.5 LBS PER SHRUB WITHIN 18" RADIUS OF TRUNK.
 - FOR EXISTING SHRUBS APPLY 1 LBS PER SHRUB WITH 30" OF TRUNK.
 - FOR GRASSES AND PERENNIALS APPLY 5 LBS PER 100 S.F.
 - FOR NEW LAWN AREAS APPLY 50 LBS OF CALCITIC PELLETTIZED LIME ("CALCIUM CARBONATE EQUIVALENT") AND INCORPORATE INTO 4"-5" OF TOPSOIL.
 - FOR EXISTING LAWN AREAS APPLY 35 LBS (ONCE IN SPRING AND ONCE IN FALL).
- TOPSOIL:** TOPSOIL SHALL MEET ASTM D422, ASTM D2974, AND AASHTO T267. TOPSOIL SHALL BE PULVERIZED NATURAL FRIABLE SURFACE SOIL, FREE OF WEEDS, BRUSH, ROOTS, HARD CLAY, LITTER, CONCRETE, ASPHALT, AND STONE EXCEEDING 1" DIA. TOPSOIL SHOULD CONTAIN AT LEAST 12% ORGANIC CONTENT UNLESS OTHERWISE NOTED ON PLANS. SEE PLANS FOR SOIL COMPOSITION AND DEPTHS FOR LANDSCAPE BEDS AND SPECIALIZED CONDITIONS SUCH AS BMP'S, DRY WELLS, PLANTERS, ETC. SOILS THAT HAVE BEEN CRUSHED AND HAVE NO STRUCTURE OR CAPILLARY SPACE DUE TO COMPACTION SHALL NOT BE USED FOR ANY PLANTING AREAS. TOPSOIL (EXISTING AND IMPORTED) SHALL BE TESTED FOR AGRICULTURAL PURPOSES TO DETERMINE SOIL MAKEUP AND PH. UNLESS A PLANT SPECIFICALLY NEEDS SPECIAL GROWING CONDITIONS, CONTRACTOR SHALL PREPARE SITE SOILS TO HAVE A PH FACTOR BETWEEN 6.0 AND 7.0.
- TOPSOIL RE-SPREAD SHALL BE AT THE FOLLOWING UNLESS NOTED OTHERWISE:**
 - 4"-6" FOR LAWN AREAS
 - 8"-10" FOR LANDSCAPE AREAS
 - 12" PLANTING AREAS ABOVE/ BEHIND RETAINING WALLS
 - 18" FOR PARKING LOT LANDSCAPE ISLANDS
- IRRIGATION:** CONTRACTOR SHALL PROTECT ANY EXISTING IRRIGATION ON-SITE. CONTRACTOR TO VERIFY WITH OWNER IF PROPOSED IRRIGATION SYSTEM SHALL BE ADDED ONTO EXISTING SYSTEM. ALL REPAIRS TO EXISTING SYSTEM NOT ANTICIPATED SHALL BE AT NO COST TO THE OWNER.
- INSPECTIONS:** IF THE MUNICIPALITY REQUIRES A LANDSCAPE CERTIFICATION BY THE LANDSCAPE ARCHITECT, CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT TO BE ON-SITE THE DAY OF COMPLETION. LANDSCAPE ARCHITECT SHALL BE GIVEN 3 BUSINESS DAY ADVANCE NOTICE (MIN.) TO VERIFY LANDSCAPE WILL BE INSTALLED PER PLAN. ANY OUTSTANDING ITEMS THAT ARE ADDRESSED AFTER DATE OF INSPECTION SHALL BE PHOTOGRAPHED BY THE LANDSCAPE CONTRACTOR AND COORDINATED FOR FINAL APPROVAL.

MUNICIPAL/AGENCY APPROVAL STAMP

KBP BRANDS
10950 GRANDVIEW DRIVE, SUITE 300
OVERLAND PARK, KS 66210



KFC REMODEL - PALANTINE
1597 N RAND ROAD
PALANTINE, ILLINOIS 60074

LANDSCAPE PLAN

NO.	DATE	REVISION DESCRIPTION PER VILLAGE COMMENTS	BY
1	08/28/2024		NCL
DESIGNED BY: --- ARB			
REVIEWED BY: NCL			
DATE: 07/19/2024			
PHR: 5171-504-32			

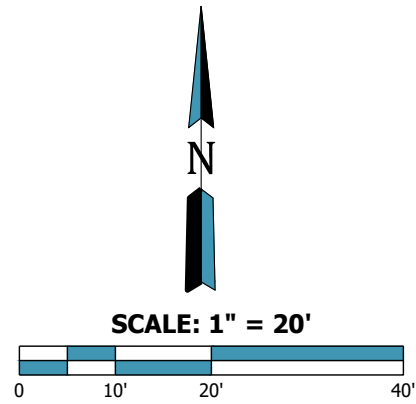
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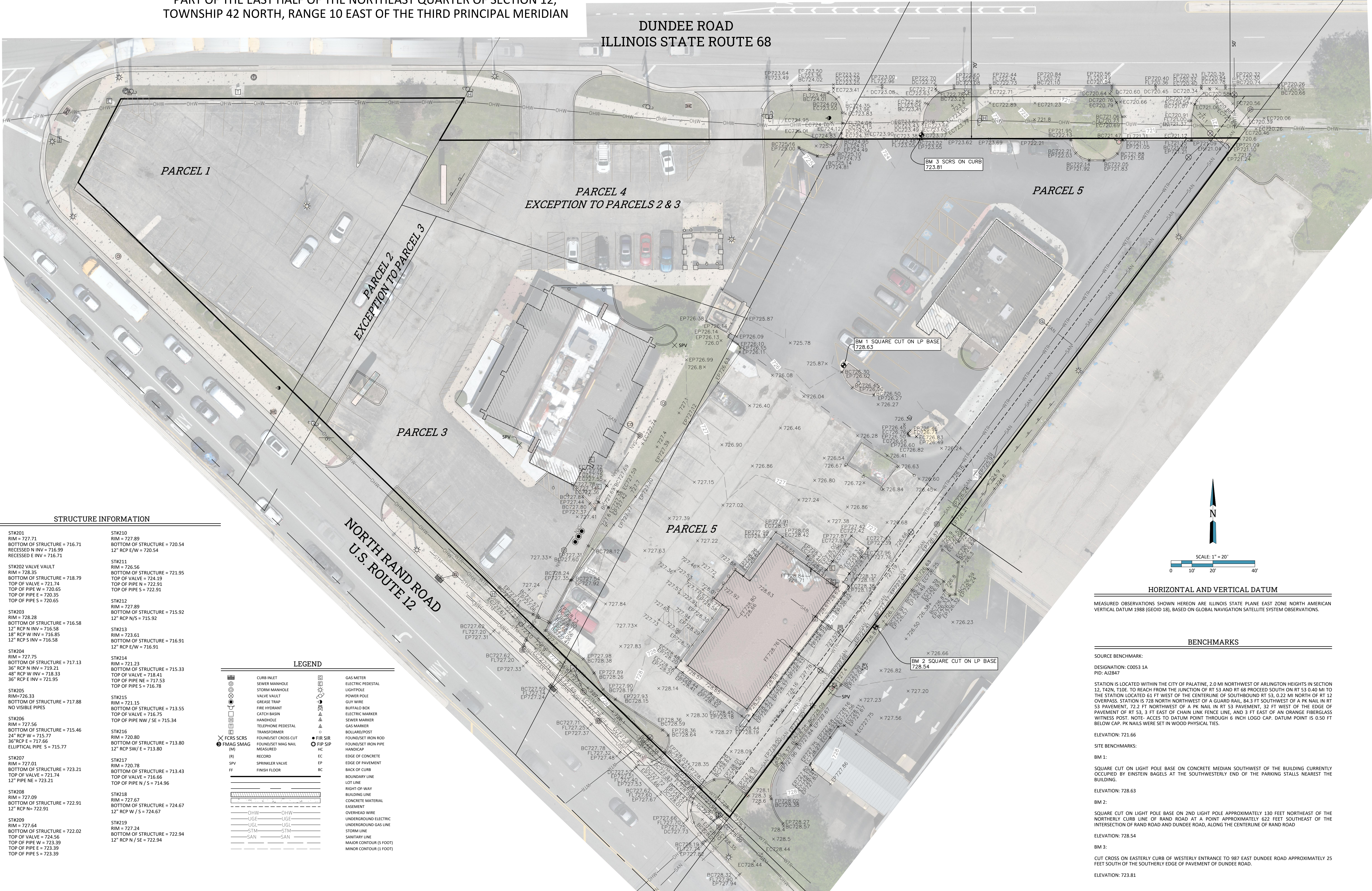
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SHEET R:
L-1



BE BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHWEST QUARTER 1167.20 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER, BEING ALSO ALONG THE CENTERLINE OF DUNDEE ROAD 207.41 FEET; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SAID DUNDEE ROAD 116.20 FEET; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SAID DUNDEE ROAD BEING 622.0 FEET SOUTHEASTERLY OF THE INTERSECTION OF THE CENTERLINE OF RAND ROAD AND DUNDEE ROAD, BEING ON SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12); THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF RAND ROAD, 100.00 FEET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY CORNER OF SAID 1/4, 416.00 FEET TO THE PLACE OF BEGINNING, (EIGHTY-THREE (83) FEET PART OF SAID DUNDEE ROAD BEING DEDICATED AND OR TAKEN OR USED FOR HIGHWAY PURPOSES), IN COOK COUNTY, ILLINOIS.

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 12,
TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN



STRUCTURE INFORMATION	
STW201	STW210
RIM = 727.71	RIM = 727.89
BOTTOM OF STRUCTURE = 716.71	BOTTOM OF STRUCTURE = 720.54
RECESSED N INV = 716.99	12" RCP E/W = 720.54
RECESSED E INV = 716.71	
STW202 VALVE VAULT	STW211
RIM = 728.35	RIM = 726.56
BOTTOM OF STRUCTURE = 718.79	BOTTOM OF STRUCTURE = 721.95
TOP OF VALVE = 721.74	TOP OF VALVE = 724.19
TOP OF PIPE W = 720.65	RIM OF PIPE N = 722.91
TOP OF PIPE E = 720.35	TOP OF PIPE S = 722.91
TOP OF PIPE S = 720.65	
STW203	STW212
RIM = 728.28	RIM = 727.89
BOTTOM OF STRUCTURE = 716.58	BOTTOM OF STRUCTURE = 715.92
12" RCP N INV = 716.58	12" RCP N/S = 715.92
18" RCP N INV = 716.85	
12" RCP S INV = 716.58	STW213
	RIM = 723.61
	BOTTOM OF STRUCTURE = 716.91
	12" RCP E/W = 716.91
STW204	STW214
RIM = 727.75	RIM = 721.23
BOTTOM OF STRUCTURE = 717.13	BOTTOM OF STRUCTURE = 715.33
36" RCP N INV = 719.21	TOP OF VALVE = 718.41
48" RCP N INV = 718.33	TOP OF PIPE NE = 717.53
36" RCP E INV = 721.95	TOP OF PIPE S = 716.78
STW205	STW215
RIM=726.33	RIM = 721.15
BOTTOM OF STRUCTURE = 717.88	BOTTOM OF STRUCTURE = 713.55
NO VISIBLE PIPES	TOP OF VALVE = 716.75
	TOP OF PIPE NW / SE = 715.34
STW206	STW216
RIM = 727.56	RIM = 720.80
BOTTOM OF STRUCTURE = 715.46	BOTTOM OF STRUCTURE = 713.80
24" RCP W = 715.77	12" RCP SW/E = 713.80
36" RCP E = 717.66	
ELLIPTICAL PIPE S = 715.77	
STW207	STW217
RIM = 727.01	RIM = 720.78
BOTTOM OF STRUCTURE = 723.21	BOTTOM OF STRUCTURE = 713.43
TOP OF VALVE = 721.74	TOP OF VALVE = 716.66
12" PIPE NE = 723.21	TOP OF PIPE N / S = 714.96
STW208	STW218
RIM = 727.09	RIM = 727.67
BOTTOM OF STRUCTURE = 722.91	BOTTOM OF STRUCTURE = 724.67
12" RCP N= 722.91	12" RCP W / S = 724.67
STW209	STW219
RIM = 727.64	RIM = 727.24
BOTTOM OF STRUCTURE = 722.02	BOTTOM OF STRUCTURE = 722.94
TOP OF VALVE = 724.56	12" RCP N / SE = 722.94
TOP OF PIPE W = 723.39	
TOP OF PIPE E = 723.39	
TOP OF PIPE S = 723.39	

LEGEND

	CURB INLET		GAS METER
	STORM MANHOLE		ELECTRIC PEDESTAL
	STORM MANHOLE		LIGHT POLE
	VALVE VAULT		POWER POLE
	GREASE TRAP		GUY WIRE
	FIRE HYDRANT		BUFFALO BOX
	CATCH BASIN		ELECTRIC MARKER
	HANDHOLE		SEWER MARKER
	TELEPHONE PEDESTAL		GAS MARKER
	TRANSFORMER		BULB/POST
	FOUND/SET CROSS CUT		FOUND/SET IRON ROD
	FOUND/SET FLAG		FOUND/SET IRON PIPE
	MEASURED		HANDICAP
	RECORD		EDGE OF CONCRETE
	SPOTTER/VALVE		EDGE OF PAVEMENT
	SPV		BACK OF CURB
	FIR FLOOR		BOUNDARY LINE
			LOT LINE
			RIGHT-OF-WAY BUILDING LINE
	CONCRETE EASEMENT		OVERHEAD WIRE
	OVERHEAD WIRE		UNDERGROUND ELECTRIC
	UNDERGROUND GAS LINE		STORM LINE
	SANITARY LINE		MAJOR CONTOUR (1 FOOT)
	MINOR CONTOUR (1 FOOT)		

HORIZONTAL AND VERTICAL DATUM

MEASURED OBSERVATIONS SHOWN HEREON ARE ILLINOIS STATE PLANE EAST ZONE NORTH AMERICAN
VERTICAL DATUM 1988 (GEOID 18), BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS.

BENCHMARKS

SOURCE BENCHMARK:

DESIGNATION: C0053 1A
PID: AJ2847

STATION IS LOCATED WITHIN THE CITY OF PALATINE, 2.0 MI NORTHWEST OF ARLINGTON HEIGHTS IN SECTION
12, T42N, R10E. TO REACH FROM THE JUNCTION OF RT 53 AND RT 68 PROCEED SOUTH ON RT 53 0.40 MI TO
THE STATION LOCATED 61 FT WEST OF THE CENTERLINE OF SOUTHBURD RT 53, 0.22 MI NORTH OF RT 12
OVERPASS. STATION IS 728 NORTH WESTERN OF A GUARD RAIL, 84.3 FT SOUTHWEST OF A PK NAIL IN RT 53
PAVEMENT, 72.2 FT NORTHWEST OF A PK NAIL IN RT 53 PAVEMENT, 32 FT WEST OF THE EDGE OF
PAVEMENT OF RT 53, 3 FT EAST OF CHAIN LINK FENCE LINE, AND 3 FT EAST OF AN ORANGE FIBERGLASS
WITNESS POST. NOTE- ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.50 FT
BELOW CAP. PK NAILS WERE SET IN WOOD PHYSICAL TIES.

ELEVATION: 721.66

SITE BENCHMARKS:

BM 1:

SQUARE CURB ON LIGHT POLE BASE ON CONCRETE MEDIAN SOUTHWEST OF THE BUILDING CURRENTLY
OCCUPIED BY EINSTEIN BAGELS AT THE SOUTHWESTERLY END OF THE PARKING STALLS NEAREST THE
BUILDING.

ELEVATION: 728.63

BM 2:

SQUARE CURB ON LIGHT POLE BASE ON 2ND LIGHT POLE APPROXIMATELY 130 FEET NORTHEAST OF THE
NORTHERLY CURB LINE OF RAND ROAD AT A POINT APPROXIMATELY 622 FEET SOUTHWEST OF THE
INTERSECTION OF RAND ROAD AND DUNDEE ROAD, ALONG THE CENTERLINE OF RAND ROAD

ELEVATION: 728.54

BM 3:

CROSS CROSS ON EASTERLY CURB OF WESTERLY ENTRANCE TO 987 EAST DUNDEE ROAD APPROXIMATELY 25
FEET SOUTH OF THE SOUTHERLY EDGE OF PAVEMENT OF DUNDEE ROAD.

ELEVATION: 723.81

REVISION DESCRIPTION	DATE	No.
 WEAVER CONSULTANTS GROUP 1316 BOND STREET SUITE 108 HAVERHILL, MASSACHUSETTS 01830 (630)-717-4848 www.wcgrp.com REUSE OF DOCUMENTS This document, and the designs incorporated herein, as an instrument of professional service, is the property of Weaver Consultants Group, and is not to be used in whole or in part, without the written authorization of Weaver Consultants Group. DRAWN BY: ZAP, VSP REVIEWED BY: MDB DATE: 8/19/2024 FILE: 5171-504-09 PL0000033.dwg SHEET 2 OF 3		

ALTA/NSPS LAND TITLE SURVEY

1597 NORTH RAND ROAD
PALATINE, IL 60074

PREPARED FOR:
KBP INVESTMENTS, LLC
10950 GRANDVIEW DRIVE, SUITE 300
OVERLAND PARK, KS 66210

 KBPinvestments

QUICK SERVICE REALCO

11141 Overbrook Road, Suite 400
Leawood, Kansas 66211

TO: The Village of Palatine

FROM: Quick Service Realco

RE: 1597 N. Rand Road - Business Plan

DATE: 9/13/24

To Whom It May Concern:

The nature of business at 1597 N. Rand Road will be a KFC quick service restaurant with a dining room and drive-through service.

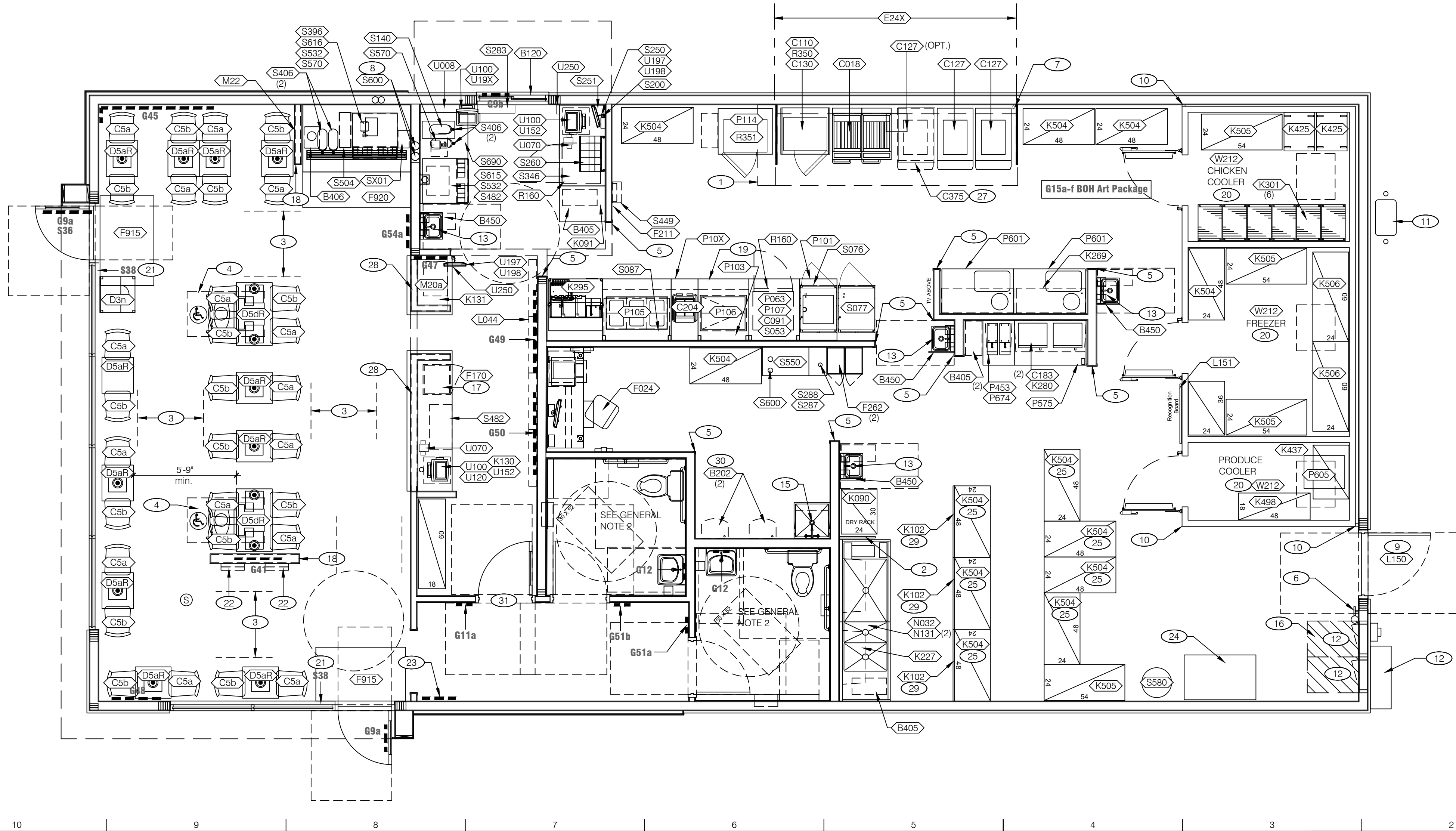
The intended hours of operation will be between 10:30am to 10:30pm Sunday through Thursday and 10:30am to 11:00pm Friday and Saturday.

The anticipated maximum number of employees per shift is 10. The max employee shift is in the morning prepping food prior to our busiest shift during dinner. The average shift will be around 6 employees. The estimated number of peak customers per hour is 9 walk-in customers and 12 drive-through customers.

Trash collection and product delivery is typically early morning; 7:00am-10:00am prior to opening for daily service.

Thank You

Attachment: 1597 N Rand Rd Business Plan (1597 N. Rand Road and 973 – 987 E. Dundee Road. PFSUB, SU VAR Restaurant)



A

[illegible]

D

- * THE NUTRITION MATERIALS (ACRYLIC HOLDER, NUTRITION POSTER AND BRAND NUTRITION BROCHURES) ARE PART OF A NEW RESTAURANT'S GRAND OPENING KIT AND ARE PROVIDED BY YUM FORMS.

C

- | | | | |
|----|--|----|---|
| 1 | HOOD FIRE SUPPRESSION SYSTEM; SEE MECHANICAL DRAWINGS. | 26 | NOT USED. |
| 2 | SPLASH GUARD at 3-COMP. SEE DETAIL 5 / A6.1. | 27 | IN THE ABSENCE OF OPTIONAL C127, LANDING TABLE C375 MAY BE USED. |
| 3 | MAINTAIN 44" MIN CLEAR AISLE EGRESS PATHS TO EXIT DOORS. | 28 | GC BUILT KNEE WALL FOR ORDER COUNTER AND PICKUP COUNTER. SEE DETAIL 11/A6.1. |
| 4 | 30" x 52" CLEAR FLOOR SPACE FOR DISABLED ACCESS. BOUNDARY EXTENDS 2'-9" PAST EDGE OF TABLE. | 29 | SPLASH PROTECTION BACK PANEL ATTACHED TO SHELVING UNIT, EXTENDING FROM BOTTOM SHELF TO 70" A.F.F. |
| 5 | S.S. CORNERGUARD / WALL CAP. TYPICAL AT ALL CORNERS FROM REAR WALL TO KITCHEN SIDE OF SERVICE COUNTER. SEE DETAIL 2 / A6.1. | 30 | TANKLESS WATER HEATERS ON WALL SURFACE. SEE PLUMBING DRAWINGS. |
| 6 | PULL STATION @ 3'-8" A.F.F. | | |
| 7 | GAS LINE DOWN TO EQUIPMENT; SEE PLUMBING DRAWINGS. | | |
| 8 | PVC CHASE (QTY. 2) FOR INSULATED SYRUP / FILTERED WATER TUBE BUNDLE. COORDINATE w/ 8" x 12" WALL OPENING IN DINING AND DRIVE-THRU; SEE ELEVATIONS 7 / A8.0 and 6 / A8.2. | | |
| 9 | SEE SHEET A1.1 FOR SECURITY DOOR PACKAGE. | | |
| 10 | CLOSURES AND CORNER PROTECTION BY WALK-IN VENDOR. | | |
| 11 | GAS METER. REFER TO PLUMBING DRAWINGS | | |
| 12 | SWITCHGEAR / ELECTRIC PANELS; REFER TO ELECTRICAL DRAWINGS. | | |
| 13 | B241 B251 B290 B405 N920 | | |
| 14 | NOT USED. | | |
| 15 | B599 N071 N202 | | |
| 16 | CLEAR FLOOR AREA IN FRONT OF ELECTRICAL PANELS; VERIFY MINIMUM ALLOWABLE CLEARANCE WITH LOCAL CODE. | | |
| 17 | SAFE ON LOW PLATFORM. SEE DETAIL 3/A6.1. | | |
| 18 | GC-BUILT LOW WALL. SEE SHEET A1.0. | | |
| 19 | SINGLE-SIDED PACK-LINE (M-LINE). COORDINATE EQUIPMENT ORDER WITH EQUIPMENT VENDOR. | | |
| 20 | ONE REFRIGERATED UNIT. DIVIDED TO CREATE THREE UNITS- (1) CHICKEN COOLER, (1) PRODUCE COOLER & (1) FREEZER. | | |
| 21 | WINDOW SAFETY DECALS ON ALL STOREFRONT GLAZING IN THE DINING AREA. SEE SHEET A8.0. | | |
| 22 | ORDER KIOSK WITH WALL BRACKET. SEE RESPONSIBILITIES SCHEDULE ON SHEETS T1.1 & T1.2. | | |
| 23 | KFC FOUNDATION ARTWORK POSTER IN FRAME. | | |
| 24 | RTI GREASE DISPOSAL SYSTEM. | | |
| 25 | FREESTANDING SHELVING UNITS; PROVIDE SEISMIC POSTS, FOOT PLATES & SWAY BARS IN SEISMIC ZONES | | |

B



Design +,
Bardstown-Eastern Building
1449 Bardstown Rd, Suite 200
Louisville, Kentucky 40204
(502) 454-5011 (502) 454-4511 (fax)

PLAN SET ISSUE / REVISION HISTORY

POSTED DRAWINGS 6/7/2024



ARCH PROJECT #: xxxxx

BUILDING TYPE: DT1400 RED

PLAN VERSION: 1.1

SITE NUMBER: xxx-xxx

ENTITY NUMBER: xxx-xxx

STORE NUMBER: xxxxxx

KFC

1597 N. RAND ROAD
PALATINE, IL. 60074



RED

EQUIPMENT SCHEDULE

A2.1

PLOT DATE: 02.07.2024

NOTE: To find detailed equipment specifications, search using the A&E number and/or model number at <https://customerportal.rscs.com/>. IF AN A&E NUMBER/DESCRIPTION/OLD MODEL DOESN'T MATCH A SEARCH IN THE RSCS WEBSITE, PLEASE ADVISE: datasupport@rscs.com FOR ANY UPDATES REQ'D.

EQUIPMENT SCHEDULE

A&E	QTY	G.C. INST.	ITEM DESCRIPTION	MFR. & MODEL NUMBER	PLUMB	ELECT	GAS	REMARKS	NO.
B CONTRACTOR BUILDING ELEMENTS									
B120	1	X	DRIVE-THRU WINDOW	QUIKSERV #SC4030CRCA				CLEAR ANODIZED	B120
B202	2	X	WATER HEATER - TANKLESS	RINNAI CU199J/e TANKLESS-199,900BTU-NG	X	X	X	CONDENSING, NG, 2" PVC VENTING	B202
B241	6	X	SOAP DISPENSER (WALL MOUNT)	BY VENDOR				SURFACE MOUNTED	B241
B251	5	X	SANITIZER DISPENSER	BY VENDOR				SURFACE MOUNTED	B251
B265	2	X	MIRROR, 18" X 36"	BOBRICK #B-165-1836				SURFACE MOUNTED	B265
B275	2	X	TOILET PAPER DISPENSER	BOBRICK #B-2890				SURFACE MOUNTED	B275
B290	4	X	PAPER TOWEL DISPENSER	BOBRICK #B-262				SURFACE MOUNTED	B290
B291	2	X	HAND DRYER	SLIMDRI ELEC. HAND DRYER		X		SURFACE MOUNTED ADA COMPLIANT	B291
B300	2	X	GRAB BAR 1-1/2"DIA X 36" S.S. FIN.	BOBRICK #B6806X36				SURFACE MOUNTED	B300
B305	2	X	GRAB BAR 1-1/2"DIA X 42" S.S. FIN.	BOBRICK #B6806X42				SURFACE MOUNTED	B305
B310	2	X	GRAB BAR 1-1/2"DIA X 18" S.S. FIN.	BOBRICK #B6806X18				SURFACE MOUNTED	B310
B400	2	X	WASTE BASKET - 32 GALLON	RUBBERMAID #2632 (GREY)					B400
B405	7	X	WASTE BASKET	RUBBERMAID SLIM JIM #3541 (GREY)					B405
B406	1	X	WASTE BASKET	RUBBERMAID 28 QT #2956 (BLACK)					B406
B410	1	X	SANITARY NAPKIN RECEPTACLE	RUBBERMAID #6140				INCLUDES ACCESSORY KIT & MOUNTING HARDWARE	B410
B450	4	X	SIDE SPLASH GUARD FOR SS HAND SINKS	AERO #S-96-H				9-1/4"x14-3/4", STAINLESS STL, MOUNTS TO SIDE(S) OF SINK.	B450
B599	1	X	MOP SINK STATION	ISS #WST806Y					B599
B620	0	X	CHICKEN SINK STATION	ISS #MOPCHICKMB					B620

C COOKING EQUIPMENT									
C001	0	X	8 HEAD GAS PRESURE FRYER	HENNY PENNY #PFG690		X	X	USE WITH GAS HOSE KIT C503	C001
C005	0	X	6 HEAD FRYER	HENNY PENNY #OFG390		X	X	COMES WITH GAS HOSE KIT	C005
C018	1	X	DUAL OPEN FRYER W/ CONTROLLER	PITCO #KF-SFSSH75-2		X	X	COMES WITH GAS HOSE KIT	C018
C091	1	X	BUN TOASTER 22" x 21" x 17"	AJ ANTUNES & CO - GOLD STANDARD #92111004		X		ADDITIONAL TOASTER IS OPTION FOR TOTAL OF (2)	C091
C110	1	X	CONVECTION OVEN TABLE W/STAND	FALCON #66-962		X			C110
C124	0	X	SINGLE OPEN FRYER W/ CONTROLLER (OPTIONAL)	PITCO #KF-SFSSH75		X	X	COMES WITH GAS HOSE KIT. VERIFY WITH OWNER	C124
C125	0	X	CONVECTION OVEN (KGC) STAND	RATIONALE #60.74.884US					C125
C126	0	X	CONVECTION OVEN (KGC)	RATIONALE #CB1ERKF.0002880	X	X			C126
C127	2	X	8 HEAD ELECTRIC PRESSURE FRYER	HENNY PENNY #PXE-100 (Velocity)		X	X	W/ RACK KIT, ACCESSORY KIT	C127
C130	1	X	CONVECTION OVEN W/ CONTROLLER	BLODGETT #CTBR-AP		X			C130
C183	2	X	MICROWAVE OVEN 2100 W	SHARP #R-25JTF		X			C183
C204	1	X	SPLIT TOP GRILL	STAR 9DPSC14DTBCUL		X			C204
C375	1	X	FRYER LANDING TABLE 24.5" X 36.5"	ISS #536FRYACMBA					C375
C503	0	X	GAS HOSE KIT 3/4"	DORMONT 1675BPQBS48				FOR C001	C503

E EXHAUST HOODS/FIRE SUPP.									
E24X	1	X	13'-6" WIDE CANOPY HOOD	CAPTIVEAIRE		X		SEE HOOD MFR. DRAWINGS M3.X	E24X

F OFFICE/EMPLOYEE/MUSIC/MISC.									
F006	1	X	FILE CABINET (2 DRAWER HIGH)	LOUISVILLE MILL - HON R512PL					F006
F024	1	X	CHAIR - OFFICE (MANAGER)	HON HLN7901AB10T					F024
F030	0	X	COAT HOOKS	ISS #H00K246R2Y					F030
F040	1		OFFICE COMPUTER	POS VENDOR PROVIDED		X			F040
F060	1		MONITOR-OFFICE	KFC					F060
F080	1		OFFICE PRINTER	POS VENDOR PROVIDED		X			F080
F131	1		MUSIC SYSTEM	MOOD MEDIA		X			F131
F170	1	X	SAFE WITH AUDIT LOCK	NKL #BSD2920AAXRKF		X			F170
F211	2	X	CLOCK	B&B SYSTEMS #02060475					F211
F262	2	X	LOCKERS (6 OPENINGS) 12"W x 18"D x 12"H	LYON # 5362 (UN-ASSEMBLED)					F262
F270	1	X	FIRST AID KIT	SWIFT #68-UFPC					F270
F500	1	X	HIGH CHAIR	KOALA KARE #KB103 'CLASSIC' (GREY)					F500
F915	2	X	FLOOR MAT 3' x 5'	ENTRANCE, INC. #41150012				RUBBERIZED	F915
F920	1	X	FLOOR MAT 2' x 7'-6"	CREST #249614 ANTISLIP				RUBBERIZED	F920

K WORKSTATIONS/SHELVING/CARTS									
K088	0	X	24" X 48" X 74" 4-TIER CANTILEVER SHELVING UNIT	SPG #FSMS742448E					K088
K090	1	X	DRY RACK SHELVING UNIT 24" x 30" x 74" (6 TIER)	SPG #WST1906E					K090
K091	1	X	24" X 30" OPEN BASE WORKSTATION	SPG #WTO2430Y					K091
K101	1	X	PANEL KIT FOR SHELVING UNIT 36" X 70"	#RPK3670A				2 UPPER AND 2 LOWER PANELS, 1 HANGER RAIL, 1 LEDGE	K101
K102	1	X	PANEL KIT FOR SHELVING UNIT 48" X 70"	#RPK4870A				2 UPPER AND 2 LOWER PANELS, 1 HANGER RAIL, 1 LEDGE	K102
K130	1	X	MOBILE FRONT COUNTER CART 18"x24"	ISS #FC18242MYA					K130
K131	1	X	MOBILE CONDIMENT CART	ISS #CONDDPSS					K131
K198	0	X	PREP SINK WORKSTATION 36"L	ISS #WST756E					K198
K227	1	X	3 COMP. SINK WORKSTATION, 96"L	ISS #WST808E					K227
K269	1	X	BREADING WORKSTATION (DOUBLE) 18" x 48"	ISS #WST758Y					K269
K280	1	X	48" MICROWAVE WORKSTATION	ISS #WST760E					K280
K295	1	X	POST PACK WORKSTATION-SINGLE	FRANKE #796761					K295
K301	6	X	CHICKEN DOLLY	YESS #LVMULD101					K301
K416	0	X	FRYER ACCESSORY WORKSTATION, 24"x30"	ISS #WST761YA					K416
K425	2	X	BAKERS RACK 20.5" x 26" x 69"	NEW AGE INDUSTRIAL #1331					K425
K437	1	X	VEGGIE STAGING UNIT MODULE 36" X 24" X 74"	ISS #WST1139					K437
K484	0	X	SHELVING UNIT 18" x 72" x 74"H (4 TIER)	ISS #SU187274Y					K484
K495	0	X	SHELVING UNIT 18" X 30" X 74"H (4 TIER)	ISS #SU1830-7-4Y					K495
K496	0	X	SHELVING UNIT 18" X 36" X 74"H (4 TIER)	ISS #SU1836-7-4Y					K496
K498	1	X	SHELVING UNIT 18" x 48" x 74"H (4 TIER)	ISS #SU184874Y					K498
K501	0	X	SHELVING UNIT 24" X 30" X 74"H (4 TIER)	ISS #SU243074Y					K501
K502	0	X	SHELVING UNIT 24" X 36" X 74"H (4 TIER)	ISS #SU243074Y					K502
K503	0	X	SHELVING UNIT 24" X 42" X 74"H (4 TIER)	ISS #SU244274Y					K502
K504	12	X	SHELVING UNIT 24" X 48" X 74"H (4 TIER)	ISS #SU244874Y					K502
K505	4	X	SHELVING UNIT 24" x 54" x 74"H (4 TIER)	ISS #SU245474Y					K506
K506	2	X	SHELVING UNIT 24" x 60" x 74"H (4 TIER)	ISS #SU246074Y					K506
K507	0	X	SHELVING UNIT 24" x 66" x 74"H (4 TIER)	ISS #SU246674Y					K507
K512	0	X	SHELVING UNIT 18" x 60" x 74"H (4 TIER)	ISS #SU186074Y					K512

L LIGHTING/SIGNAGE/MENUBOARDS									
L044	1	X	INTERIOR MAGNETIC MENU BOARD	POSTERLOID # PSTR7PANELHWDKIT				INCLUDES MOUNTING RAILS AND BRACKETS.	L044
L150	1	X	SECURITY DOOR DANGER SIGN	ADVERCO#ADVCUSTOM				ORDERED DIRECT FROM YRFS	L150
L151	1	X	CHAMPS BOARD 31"W x 23"H					ORDERED DIRECT FROM YRFS	L151

EQUIPMENT SCHEDULE

A&E	QTY	G.C. INST.	ITEM DESCRIPTION	MFR & MODEL NUMBER	PLUMB	ELECT	GAS	REMARKS	NO.
N SINKS/DISHWASHERS									
N024	0	X	CHICKEN DIP SINK 19 1/2" x 19 1/4"	AERO MANUFACTURING CO., INC. #LB-1616	X			INCLUDES BASE, FAUCET & FOOT PEDAL DUAL CONTROL	NX01
N032	1	X	3-COMP POWER SOAK 108"L x 34"D	POWERSOAK #200PSB108L121DIPKFC	X	X		W/ T & S B-2466 FAUCET & SPRAY RINSE	N032
N071	1	X	MOP SINK FAUCET	T&S #B-2465	X				N071
N131	2	X	PRE-RINSE KIT		X			FOR N-014	N131
N202	1	X	MOP SINK 24" x 24" FLOOR MOUNT SINK	AERO MANUFACTURING CO., INC. #3MP-2121-6	X			INCLUDES (2) 24"x36" WALL PANELS	N202
N920	4	X	HAND SINK (KITCHEN)	AERO #HSK1MX	X			INCLUDES KNEE VALVES, FAUCET, SPOUT & BASKET	N920

P FOOD PREPARATION									
P063	1	X	WARMER, FRY, CRISP N HOLD	#CNIH28LP208V/ 60HZ		X			P063
P10X	1	X	GRILL TABLE TOP 12"	DELFIELD #				DELFIELD SINGLE M-LINE	P10X
P101	1	X	BASE UNIT 25"	DELFIELD #160S25				DELFIELD SINGLE M-LINE	P101
P103	1	X	ELECTRICAL OUTLETS	DELFIELD		X		DELFIELD SINGLE M-LINE	P189
P105	1	X	HOT WELL TABLE	DELFIELD #20NP46		X		DELFIELD SINGLE M-LINE	P105
P106	1	X	COLD WELL TABLE	DELFIELD #20PN34		X		DELFIELD SINGLE M-LINE	P106
P107	1	X	FRY DUMP TABLE	DELFIELD #20NP34				DELFIELD SINGLE M-LINE	P107
P114	1	X	FRYER LANDING TABLE 30.5"D X 36.5"W X 35"H	ISS #WTO3036Y W/ OPEN BASE					P114
P453	2	X	5 GAL HOT WATER MACHINE	BUNN H5X, 43600.0028	X	X			P453
P535	0	X	SHORTENING SHUTTLE	AERO #SSA-9211					P535
P575	1	X	CAN OPENER	EDLUND EDL16100					P575
P601	2	X	BREADING TABLE (SINGLE), 48"L x 30"W x 36"H	AYRKING #BBS-U-4830-BPC		X			P601
P605	1	X	SALAD / COLESLAW DOLLY	FALCON FABRICATORS - UNDERSHELF #66-145				WITH 2 BINS 27-1/4" x 22-1/8" x 42", INCLUDES (4) CASTERS	P605
P674	1	X	WORK STATION FOR HOT WATER 18"W x 30"D x 76"H	ISS #WST790E				HOT WATER DISPENSER STATION	P674

R REFRIGERATION									
R002	0	X	SINGLE SPLIT DOOR FREEZER	TRAULSEN G12001		X			R002
R160	2	X	1/2 HT. REFRIGERATOR (RH) 2.75" CASTERS	BEVERAGE AIR UCF27AHC-104		X			R160
R350	1	X	1/2 HT. FREEZER (RH) 3" CASTERS	BEVERAGE AIR UCF27AHC-23		X			R350
R351	1	X	1/2 HT. FREEZER (LH) 3" CASTERS	BEVERAGE AIR UCF27AHC-24-23		X			R351

			S SERVING/DRIVE-THRU						
S075	0	X	FULL-HEIGHT HOLDING CABINET W/ GLASS DOORS	WINSTON HOV7-14SP-KFC	X	X		L/H FRONT w/GLASS DOORS	S075
S076	1	X	HALF-HEIGHT HOLDING CABINET W/ FLIP DOORS	WINSTON HOV7-05SP	X	X		L/H FRONT w/ FLIP DOORS	S076
S077	1	X	FULL-HEIGHT HOLDING CABINET W/ FLIP DOORS	WINSTON HOV7-14SP-KFC	X	X		L/H FRONT w/ FLIP DOORS	S077
S053	1	X	SIDES HOLDING CABINET	CARTER HOFFMAN KFCEVOSH208		X		SLIDING DOOR ACCESS ON BOTH SIDES	S053
S087	1	X	INFRARED HOLDING BIN	PRINCE CASTLE DHB2PT33KFCB		X		FLIP DOOR ACCESS ON BOTH SIDES	S087
S200	1		DRIVE-THRU TIMER	ERC #DTT-KFCNT		X			S200
S250	1		DUAL OUTPUT VEHICLE DETECTOR	ERC #9172		X			S250
S251	1		DRIVE-THRU TIMER DISPLAY UNIT	ERC TM-05		X			S251
S260	1	X	DRIVE THRU CONDIMENT TOWER	ISS #CONDOW24L					S260
S283	1	X	DRIVE THRU DRINK STAGER	ISS #WST788E					S283
S287	1		WATER FILTER SYSTEM	SELECTO #BFCS, PART #66-6145LFM	X			PROVIDED and INSTALLED BY PEPSI	S287
S288	1	X	WATER FILTER SYSTEM	SELECTO #SMFIC614, PART #80-6140	X			PROVIDED BY OWNER / INSTALLED BY G.C.	S288
S346	1	X	PICK-UP DRIVE-THRU COUNTER (30" x 54")	ISS #WST1140Y					S346
S396	1	X	SELF SERVE DRINK COUNTER	CARTER HOFFMANN #CH3-TDS72N42					S396
S406	4	X	TEA URN	BUNN #39600.0001 (3.5 GALLON)					S406
S140	1	X	BUNN TEA BREWER	BUNN TB3Q, 29" TRUNK					S140
S449	1	X	TIME TAG SYSTEM	FRANKE #27800400					S449
S482	2	X	CUP DISPENSER 30-1/16" x 15-1/16" x 23-3/4"D	A.J. ANTUNES #DACS60					S482
S504	1	X	LID AND STRAW DISPENSER	DISPENSE-RITE #DMP TLD-3BT-2STR					S504
S532	2		BEVERAGE DISPENSER (SELF SERVE / DRIVE THRU)	CORNELIUS #ED 250	X	X			S532
S550	1		BAG-N-BOX SYRUP RACK	CORNELIUS/REMCOR BNB12B2P	X			FLO-3REG-2CRB, PROVIDED and INSTALLED BY PEPSI	S550
S570	2		CARBONATOR	CORNELIUS/REMCOR	X	X		LOCATED ON SHELF BENEATH DRINK MACHINE	S570
S580	1		CO2 (BULK) TANK	MVE #11805373				WITHOUT IMPURITY RING	S580
S600	2		BUNDLED SYRUP LINES	CORNELIUS/REMCOR TUBE BUNDLE	X			PROVIDED and INSTALLED BY PEPSI	S600
S615	1		ICE CUBER - DRIVE-THRU	MANITOWOC #IYF0600C-161	X	X			S615
S616	1		ICE CUBER - DINING ROOM	MANITOWOC #IYT0500A-161	X	X			S616
S690	1	X	D/T BEVERAGE COUNTER (32" x 61")	DELFIELD #TB002434					S690
Sx01	1	X	NAPKIN TOWER	EXPRESSNAP 32XSP				DRINK, FRONT COUNTER, DT	Sx01

Prepared Exclusively for Project # 36468

1597 N Rand Rd
Palatine, IL 60074-2919

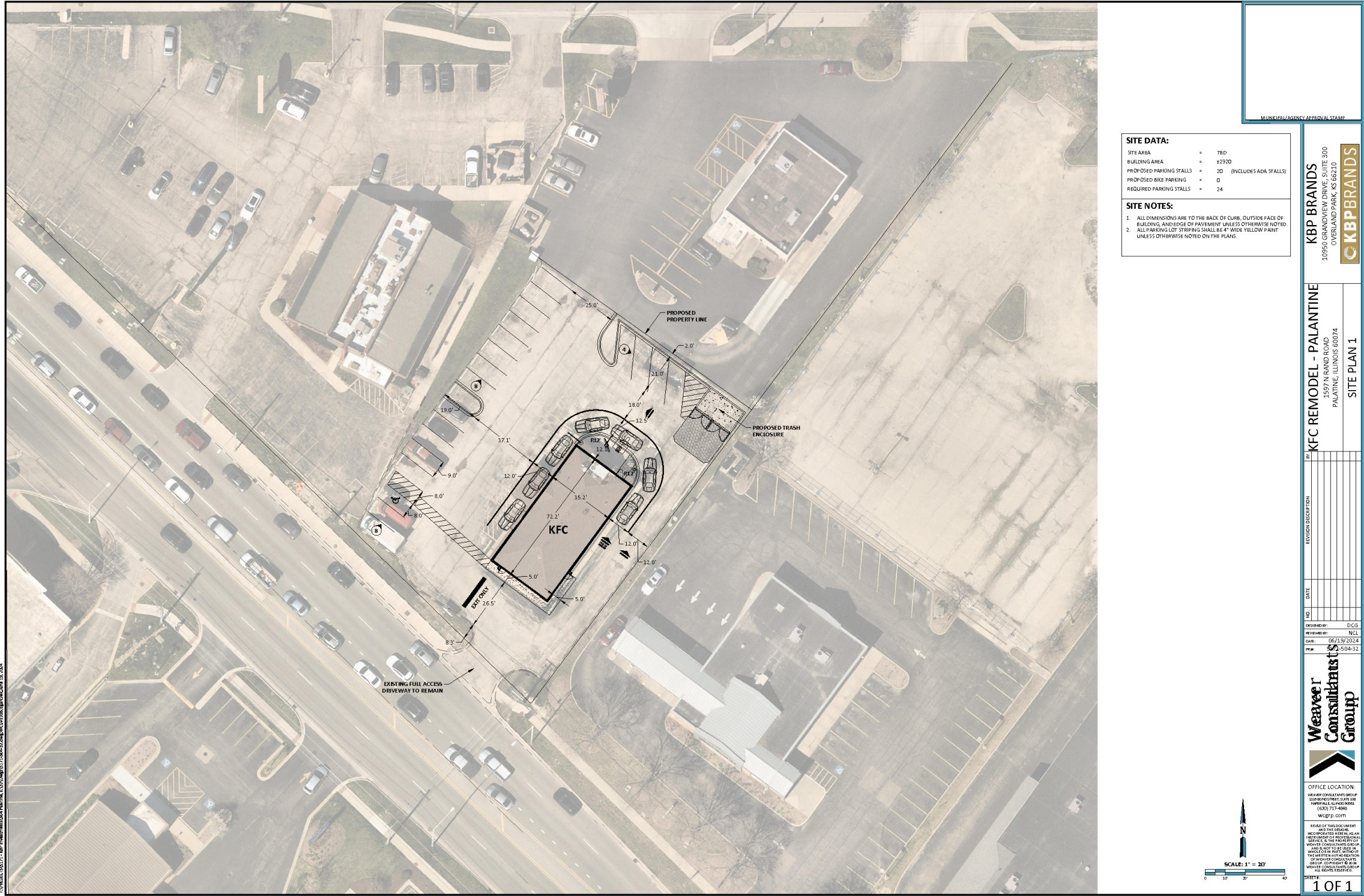
July 24, 2024

Account Manager: Nate Antonie
nantonie@everbrite.com (414) 529-3500

Sign Schedule

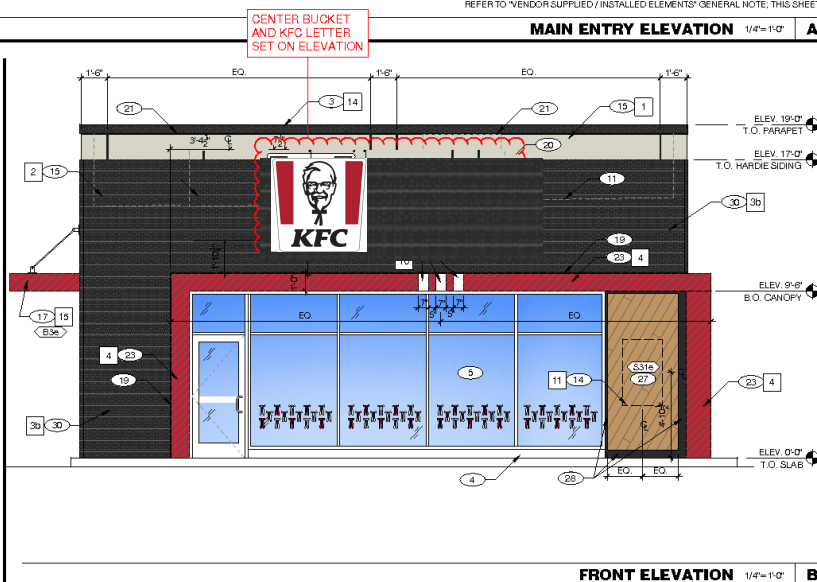


Attachment: 1597 N Rand Rd Sign Package (1597 N. Rand Road and 973 – 987 E. Dundee Road. PFSUB, SU VAR Restaurant)



Sign Schedule

Page 3 of 5



EXTERIOR FINISH SCHEDULE										F
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- | | | |
|---|------------------|----------|
| NOTE: NOT ALL KEY NOTES APPLY TO THIS SHEET | KEY NOTES | G |
|---|------------------|----------|

GENERAL NOTES	E
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NOTES:

1. FOR WINDOW DECALS AND SIGNAGE, REFER TO INTERIOR ELEVATIONS SHEET A6.0 AND SIGNAGE SCHEDULE ON SHEET A7.2.
2. REFER TO GRAPHICS PACKAGE FOR ADDITIONAL INFORMATION.

[illegible]

PLAN SET ISSUE / REVISION HISTORY	
POSTED DRAWINGS	6/7/20

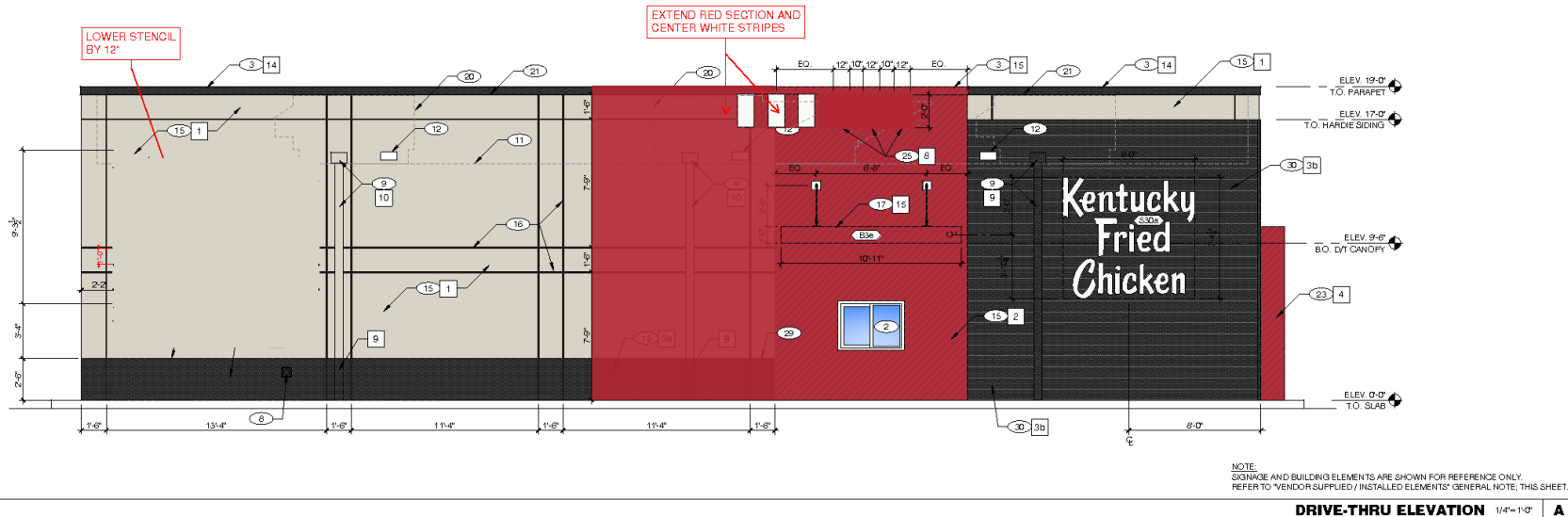
ARCH PROJECT #:	X000
BUILDING TYPE:	DT1400 R
PLAN VERSION:	
SITE NUMBER:	X000
ENTITY NUMBER:	X000
STORE NUMBER:	X000



A4.2

PLOT DATE: 02.07.20

Sign Schedule



Project No. 24-062

snidesign
ARCHITECTS

Design +,
Bardonia-Centers Building
1648 Bardonia Rd., Suite 300
Columbia, Kentucky 40204
(502) 386-0011 (402) 464-1611 (fax)

SYMBOL	EXTERIOR WALL AREA	MANUFACTURER	DESCRIPTION	NOTES
EIFS				
1 ef-1	GREY EIFS 1.5"	STO CORP.	MATCH BM PAPER WHITE 1580	
2 ef-2	RED EIFS 1.5" or 4" AS NOTED	STO CORP.	MATCH BM EXOTIC RED 2006-10	
3a ef-3a	BLACK EIFS 1.5"	STO CORP.	MATCH BM BLACK JACK 2133-20	
3b ef-3b	BLACK EIFS 3"	STO CORP.	MATCH BM BLACK JACK 2133-20	EIFS PROVIDE 3/4" HORIZONTAL V-GROOVE SCORING 9" APART.
4 ef-4	RED EIFS 1"	STO CORP.	MATCH BM EXOTIC RED 2006-10	
EXTERIOR CLADDING				
5 tc-1	NOT USED			
PAINT				
7 p-1	RED EXTERIOR PAINT	BENJAMIN MOORE	BM EXOTIC RED 2006-10	
8	NOT USED			
9 p-9	BLACK EXTERIOR PAINT	BENJAMIN MOORE	BM BLACK JACK 2133-20	
10 p-10	GREY EXTERIOR PAINT	BENJAMIN MOORE	BM PAPER WHITE 1580	
WOOD				
11 sf-54	ACM PANEL, PRINTED	CUMMINGS RESOURCES	COLOR: KFC WOOD PATTERN	
12	NOT USED			
13	NOT USED			
METAL TRIM				
14 m-3	EXTERIOR METAL TRIM (BLACK)		MATCH BM BLACK JACK 2133-20	
15 m-1	EXTERIOR METAL TRIM (RED)		MATCH BM EXOTIC RED 2006-10	
EXTERIOR FINISH SCHEDULE F				

- SECURITY DOOR, OWNER-SUPPLIED / G.C. INSTALL.
- DRIVE-THRU WINDOW. SEE SHEET A2.1
- PARAPET FASCIA CAP. COLOR AS NOTED.
- CONCRETE CURB WITH BRAKEMETAL TO MATCH STOREFRONT. SEE DETAIL 1/A6.2
- ALUMINUM STOREFRONT WINDOW / DOOR SYSTEM. SEE SHEET A1.1.
- WALL LIGHTING - LIGHTING VENDOR SUPPLIED / GC INSTALLED. SEE SHEET E4.0.
- NOT USED.
- HOSE BIB - REFER TO PLUMBING DRAWINGS.
- SCUPPER, COLLECTOR AND DOWNSPOUT 8" MIN. PAINT TO MATCH ADJACENT BUILDING COLOR.
- ON SWITCHGEAR - REFER TO ELECTRICAL PLANS.
- INDICATES TOP OF ROOF DECK.
- OVERFLOW SCUPPER.
- GAS METER. DO NOT PAINT METER.
- PRINTED METAL PANEL WITH BLACK TRIM. SEE DETAILS 14 & 15 / A6.2 AND FINISH SCHEDULE ON SHEET A7.2.
- 1.5" EIFS - COLOR AS NOTED.
- 3/4" EIFS V-GROOVE, TYP. SEE DETAIL 13/A6.0.
- VENDOR SUPPLIED CANOPY. SEE DETAIL 2/A6.2.
- STAINLESS STEEL CORNER GUARDS.
- CONTINUOUS LINEAR ACCENT LIGHT FIXTURE - RED. REFER TO ELECTRICAL.
- ROOFTOP EQUIPMENT - SHOWN DASHED FOR REFERENCE.
- CONTINUOUS LINEAR ACCENT LIGHT FIXTURE - WHITE. REFER TO ELECTRICAL.
- ALIGN SKIN WITH EDGE OF CANOPY.
- EYEBROW CANOPY. SEE DETAIL 6/A6.2.
- NOT USED.
- WHITE PAINTED STRIPING AS INDICATED.
- 2" FIBER CEMENT TRIM TO MATCH PLANKS.
- BLACK POWDER COATED POSTER FRAME. SEE RESPONSIBILITY SCHEDULE ON SHEETS T1.1 & T1.2. PROVIDE BLOODING IN WALL TO ACCOMMODATE BRACKETS.
- 2" AND 6" METAL TRIM TO MATCH P-5.
- 1/4" CONTROL JOINT AT EIFS COLOR CHANGE.
- 3" EIFS - COLOR AS NOTED.

NOTE: NOT ALL KEY NOTES APPLY TO THIS SHEET

KEY NOTES G

MISCELLANEOUS:

A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

B. SEE FINISH SCHEDULE ON SHEET A7.2 FOR MORE INFORMATION.

SEALERS:

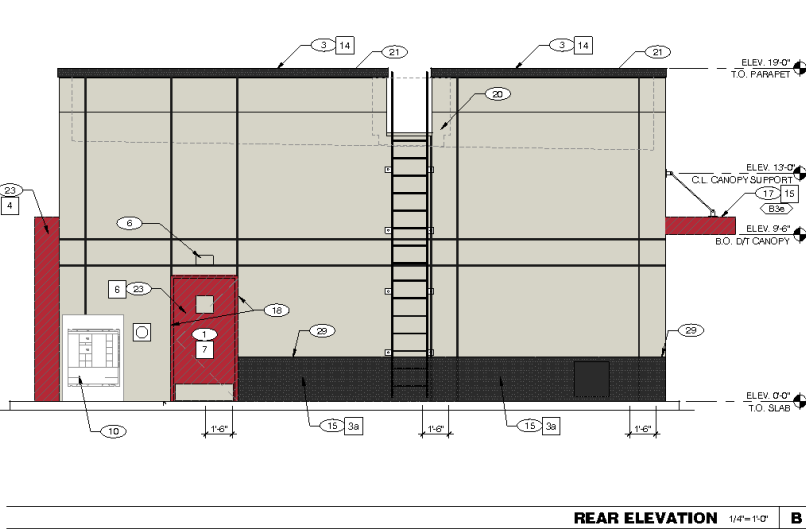
A. PROVIDE SEALANT PER MFRS SPECIFICATIONS AT ALL WALL AND ROOF PENETRATIONS.

B. PROVIDE SEALANT PER MFRS SPECIFICATIONS AT ALL STOREFRONT, STOREFRONT DOOR, WINDOW AND SERVICE DOOR FRAMES @ HEAD AND JAMB ONLY. DO NOT SEAL SILL AT WINDOWS.

VENDOR SUPPLIED / INSTALLED ELEMENTS:

GC TO COORDINATE WITH VENDOR PROVIDED / VENDOR INSTALLED SIGNAGE AND BUILDING ELEMENTS.

GENERAL NOTES E



TAG	ITEM DESCRIPTION	SIGNAGE DIMENSIONS	SIGNAGE AREA	ELEC
B3e	DT WINDOW CANOPY - SIGNAGE VENDOR	N/A	N/A	YES
S30a	20' 5" HIGH KENTUCKY FRIED CHICKEN WHITE STACKED LETTERS	6'-0" H X 7'-4.25" W	56 S.F.	NO
S31e	POSTER FRAME - ON DISPLAY	45" H X 27" W	8.44 S.F.	NO
S32a	ILLUMINATED BUCKET WITH COLONEL ONLY (STANDARD)	60" X 60"	25 S.F.	YES
S32b	ILLUMINATED BUCKET WITH COLONEL ONLY (ALTERNATE)	48" X 48"	16 S.F.	YES
S35a	ITS FINGER LICKIN' GOOD STENCIL (RED LETTERS/BLACK SHADOW)	6'-9-1/2" H X 12'-0" W	81.5 S.F.	NO
S36a	KFC CHANNEL LETTERS - WHITE (USE PROPORTIONAL SIZED BUCKET 60")	2'-6" H X 8'-2.3" W	20 S.F.	YES
S36b	KFC CHANNEL LETTERS - WHITE (ALTERNATE - USE PROPORTIONAL SIZED BUCKET 48")	2'-0" H X 6'-6.8" W	13.1 S.F.	YES
S47a	12 FT. - SECRET RECIPES - RED SECRET RECIPES	9'-3-1/2" H X 12'-0" W	111.4 S.F.	NO
EXTERIOR GRAPHICS C				

PLAN SET ISSUE / REVISION HISTORY

POSTED DRAWINGS 6/7/2024

ARCH PROJECT #: XXXX

BUILDING TYPE: DT1400 RED

PLAN VERSION: 1.1

SITE NUMBER: XXX-XXX

ENTITY NUMBER: XXX-XXX

STORE NUMBER: XXXXX

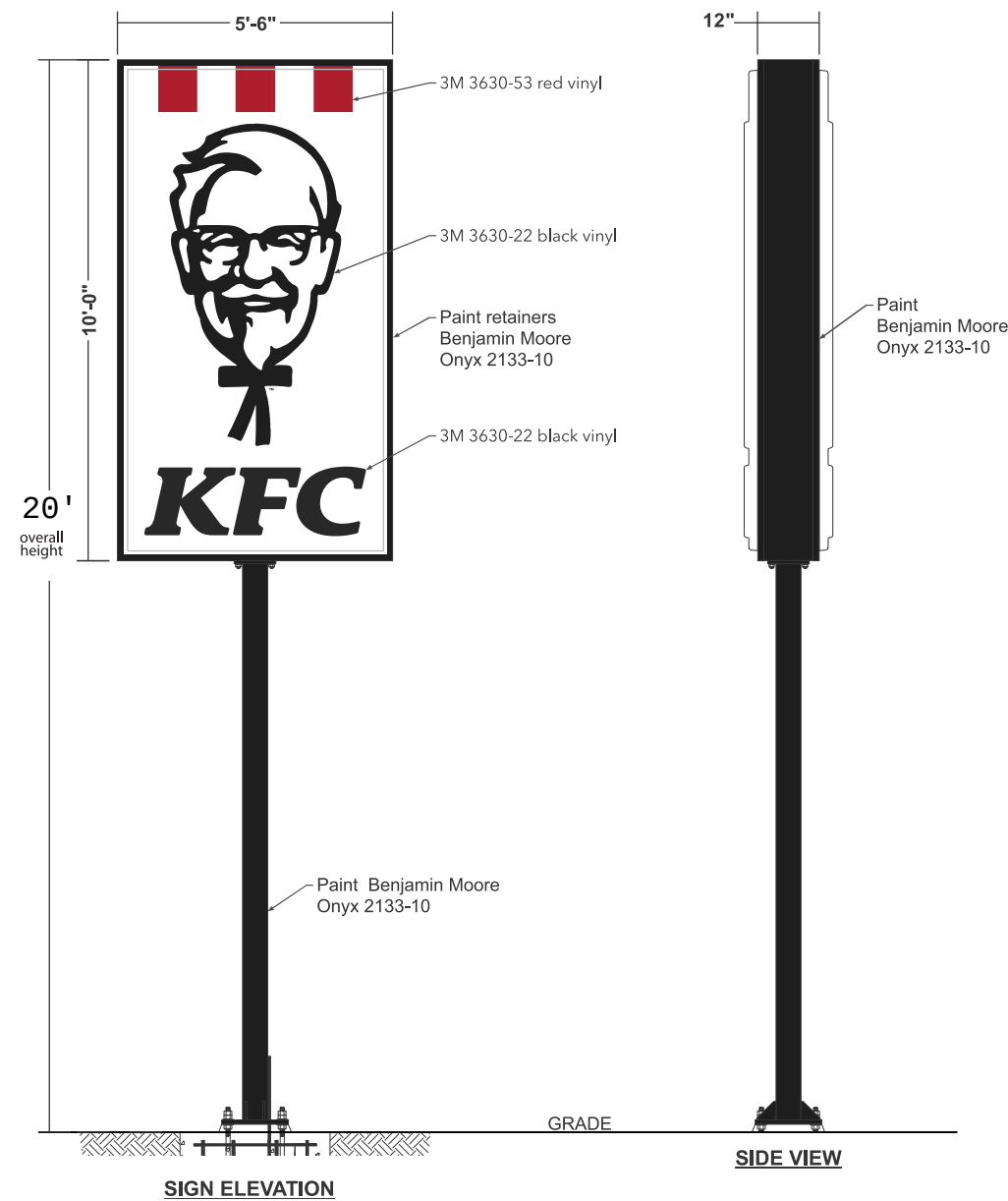
KFC
1597 N. RAND ROAD
PALATINE, IL 60074

RED

**COLOR
EXTERIOR
ELEVATION**

A4.3

PLOT DATE: 02.07.2024



GENERAL SPECIFICATIONS:

Materials:

12" Deep Fabricated aluminum cabinet w/
Black Satin finish
Pan Flat .177 Clear Polycarbonate Faces
Pan 2" Depth
Decorated 2nd surface vinyl graphics
Full Bleed to Flange
3M 3630-53 Rich Red Vinyl
3M 3630-22 Black Vinyl
White

Wind Load: 35psf

Sign Area Squared: 55.0

POLE

Size: TBD- Manufacture Custom Per Order

Material: Steel

Painted Color: BM Onyx 2133-10 Satin

ELECTRICAL

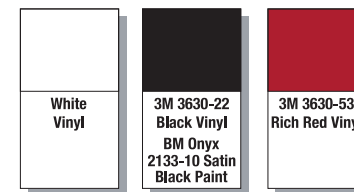
Lighting: (6) Six Retrorayz 10' LED Bar

Power Supply: (2) Two Agilight 12v 180w

3.7 amps @ 120vac

(1) One 20amp circuit, 60Hz UL48 & NEC compliant

COLORS



Everbrite, LLC.
4949 S. 110th Street, Greenfield, WI 53228
Phone: 414-529-3500 • Fax: 414-529-7191
Website: www.everbrite.com

Part No: E039568

Description: Pan Flat Vertical Pylon

Project No: 495757-3

Drawn By: KW

Date: 12/14/2023

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specific manufacturing detail, please refer to engineering
specifications and install drawings.





on

 Everbrite Everbrite, LLC. 4949 S. 110th Street, Greenfield, WI 53228 Phone: 414-529-3500 • Fax: 414-529-7191 Website: www.everbrite.com			
Part No:		Project No: 495754-3	 KFC © 2024 Everbrite, LLC. all rights reserved. This document is confidential and proprietary to Everbrite, LLC. Any disclosure to a third party is expressly prohibited. Drawings are for graphic purposes only and not intended for actual construction. For more specific manufacturing detail, please refer to engineering specifications and install drawings.
Description:		Drawn By: KW	
		Date: 04/24/2024	



GENERAL SPECIFICATIONS:

Materials:
Face: .177 #7328 White Acrylic w/
3M 3630-53 Rich Red / 3620-22 Black vinyl decoration

Cabinet: 5" Deep .040 Aluminum Returns
Benjamin Moore Onyx 2133-10
.063 Aluminum Backs

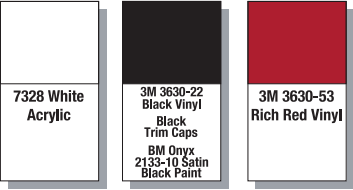
Trim Caps: 1" Black

Wind Load: 35psf

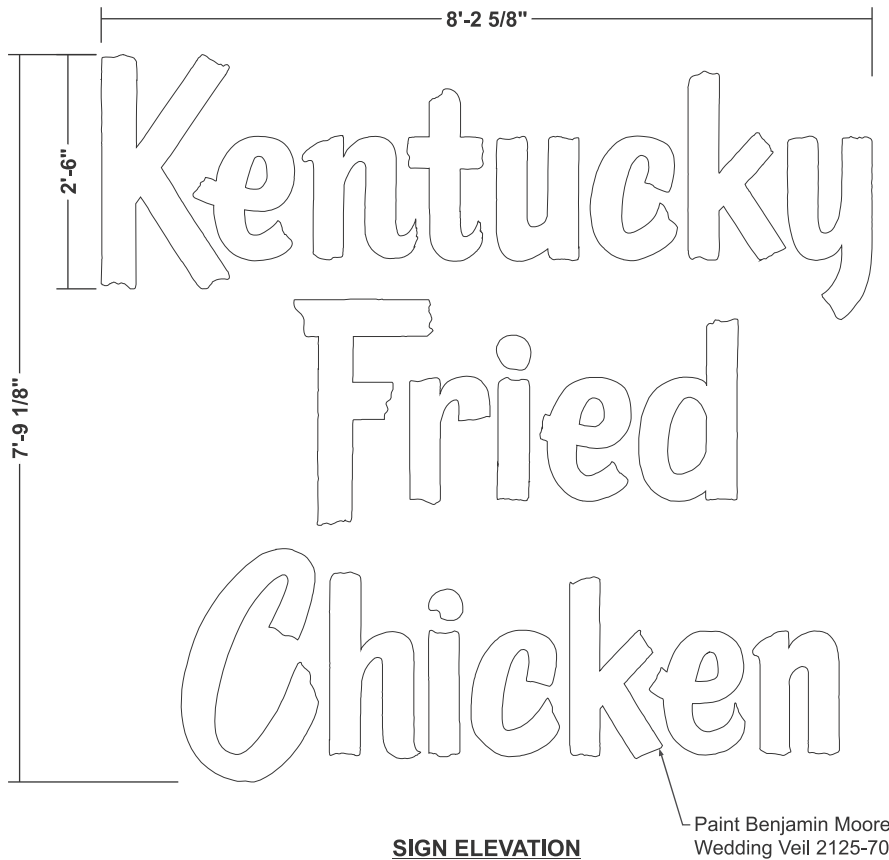
Sign Area Squared: 16.06

ELECTRICAL
Lighting: White 6500K Principle LEDs

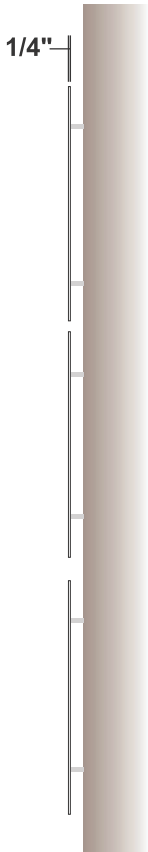
COLORS



 Everbrite Everbrite, LLC. 4949 S. 110th Street, Greenfield, WI 53228 Phone: 414-529-3500 • Fax: 414-529-7191 Website: www.everbrite.com				
	Part No: E039560	Project No: 495754-2	© 2023 Everbrite, LLC. all rights reserved. This document is confidential and proprietary to Everbrite, LLC. Any disclosure to a third party is expressly prohibited. Drawings are for graphic purposes only and not intended for actual construction. For more specific manufacturing detail, please refer to engineering specifications and install drawings.	
	Description: 48" Illuminated Bucket (with KFC)	Drawn By: KW		
		Date: 12/14/2023		



SIGN ELEVATION



SIDE

GENERAL SPECIFICATIONS:

Materials:
1/4" Thick Flat Cut Out Aluminum Letters
Painted Benjamin Moore Wedding Veil White 2125-70
Pin Mounted : 1" Depth

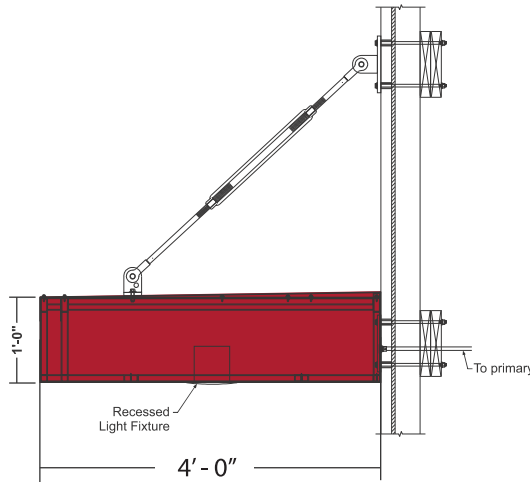
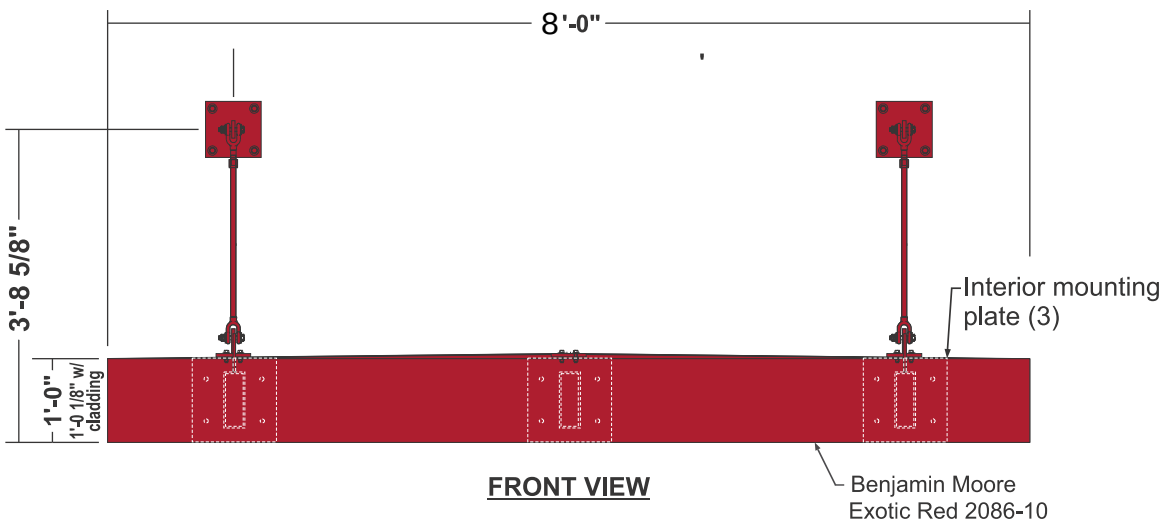
Wind Load: 35psf
Sign Area Squared: 63.78

ELECTRICAL
N/A

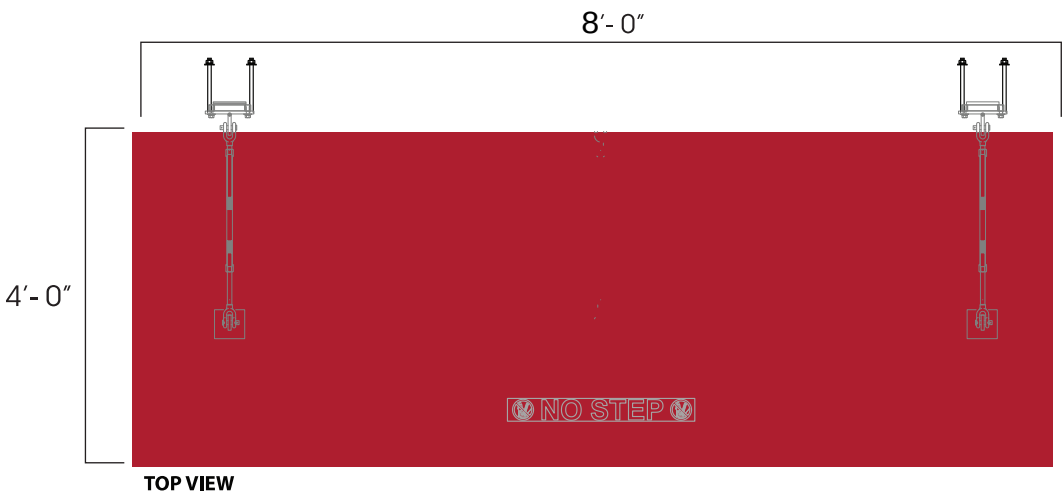
COLORS



 Everbrite, LLC. 4949 S. 110th Street, Greenfield, WI 53228 Phone: 414-529-3500 • Fax: 414-529-7191 Website: www.everbrite.com				
	Part No: E039561	Project No: 495754-2	© 2023 Everbrite, LLC. all rights reserved. This document is confidential and proprietary to Everbrite, LLC. Any disclosure to a third party is expressly prohibited. Drawings are for graphic purposes only and not intended for actual construction. For more specific manufacturing detail, please refer to engineering specifications and install drawings.	
	Description: 30" White Script Letters FCO (Non-Illuminating)	Drawn By: KW Date: 12/14/2023		



1'H X 8 'W x 4'D Red Drive Thru Building Canopy



GENERAL SPECIFICATIONS:

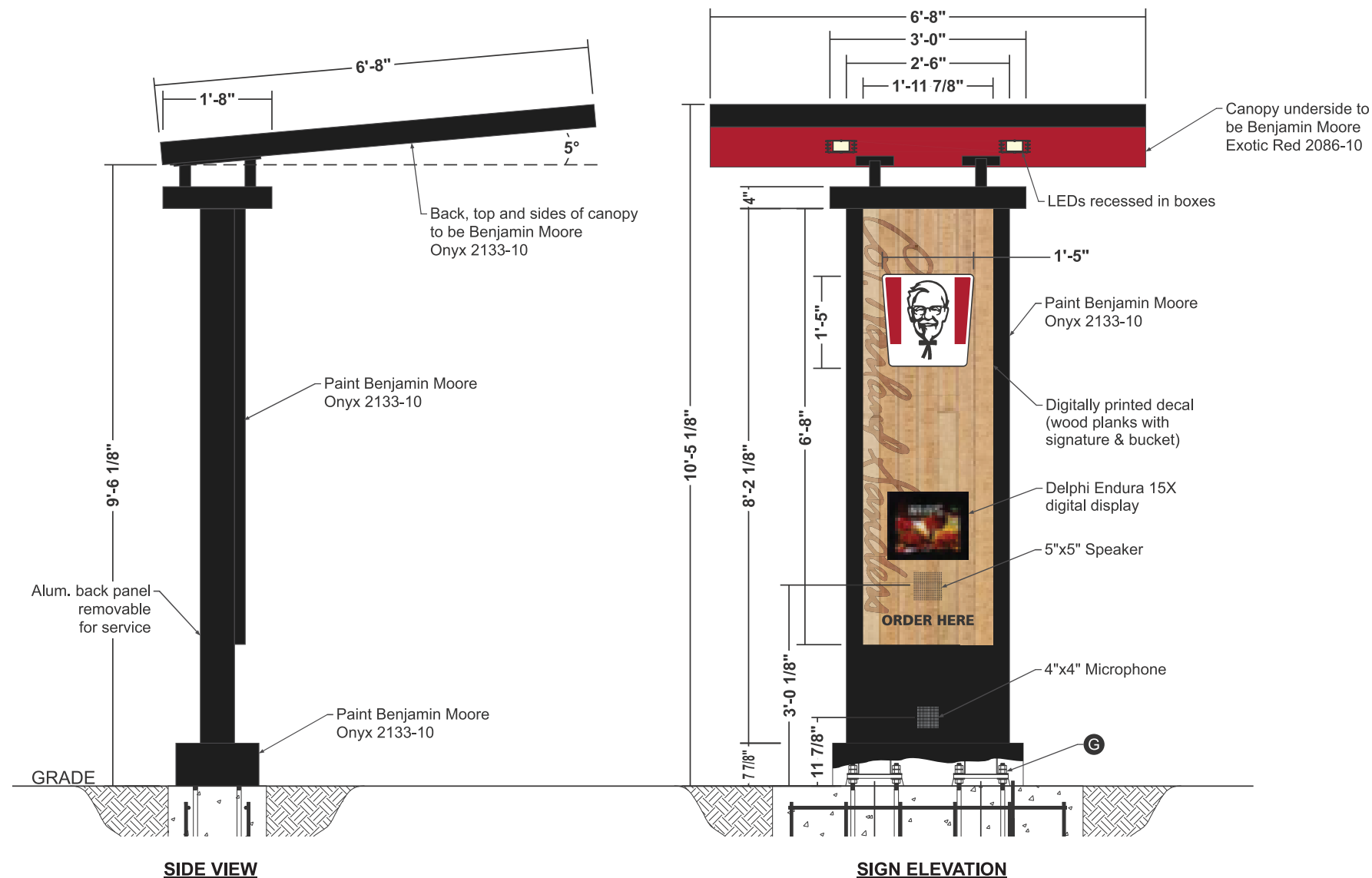
- Materials:**
- Fabricated aluminum
 - Painted Benjamin Moore Exotic Red 2086-10
 - 2 Turnbuckles
 - 1 Recessed Down lights

ELECTRICAL
120 volt; 60 Hz; 1 phase
White LED Illumination

COLORS



 Everbrite, LLC. 4949 S. 110th Street, Greenfield, WI 53228 Phone: 414-529-3500 • Fax: 414-529-7191 Website: www.everbrite.com	Part No: PP507046A Description: Drive Thru Window Canopy		© 2024 Everbrite, LLC. all rights reserved. This document is confidential and proprietary to Everbrite, LLC. Any disclosure to a third party is expressly prohibited. Drawings are for graphic purposes only and not intended for actual construction. For more specific manufacturing detail, please refer to engineering specifications and install drawings.	
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GENERAL SPECIFICATIONS:

Top Shroud:

Break formed aluminum

Cladding:

Painted Benjamin Moore Onyx 2133-10 and Benjamin Moore Exotic Red 2086-10

Material:

Steel Tubes with Aluminum Panel

- Dual Pole with Digital Painted Graphics
- Cladding: Painted Benjamin Moore Onyx 2133-10 and Benjamin Moore Exotic Red 2086-10
- Face Colors Logo 1st Surface Vinyl application- "Digitally printed application"
- Red Vinyl: 180C-53 Opaque Red
- White Vinyl: 180C-10 Opaque White
- Black Vinyl: 180C-12 Opaque Black.
- Font Copy Color- Black ORDER HERE
- Digitally printed application

COLORS:

Red Vinyl 180C-53 Opaque Red	White Vinyl 180C-10 Opaque White	Black Vinyl 180C-12 Opaque Black
Red Paint Benjamin Moore Exotic Red 2086-10		Black Paint Benjamin Moore Onyx 2133-10



Everbrite, LLC.
4949 S. 110th Street, Greenfield, WI 53228
Phone: 414-529-3500 • Fax: 414-529-7191
Website: www.everbrite.com

Part No: E039575

Description: Red Order Point Canopy
w/OCB w/Speaker

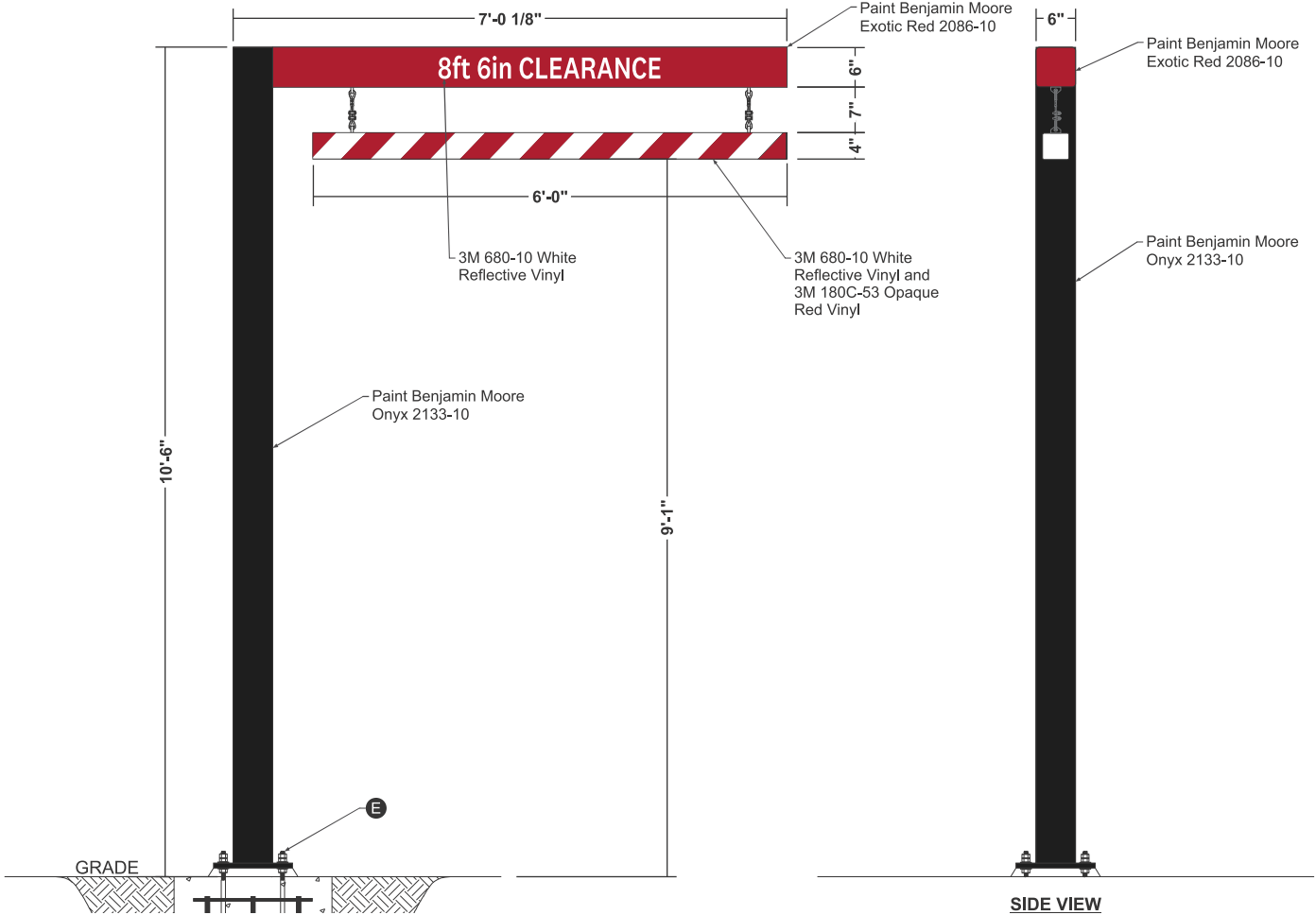
Project No: 495755-3

Drawn By: KW

Date: 3/11/2024

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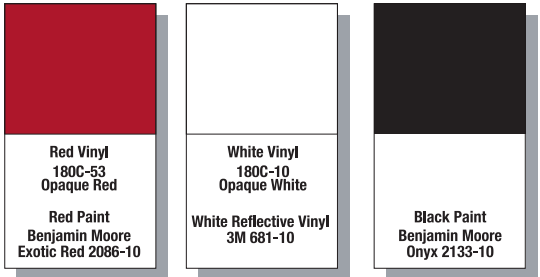




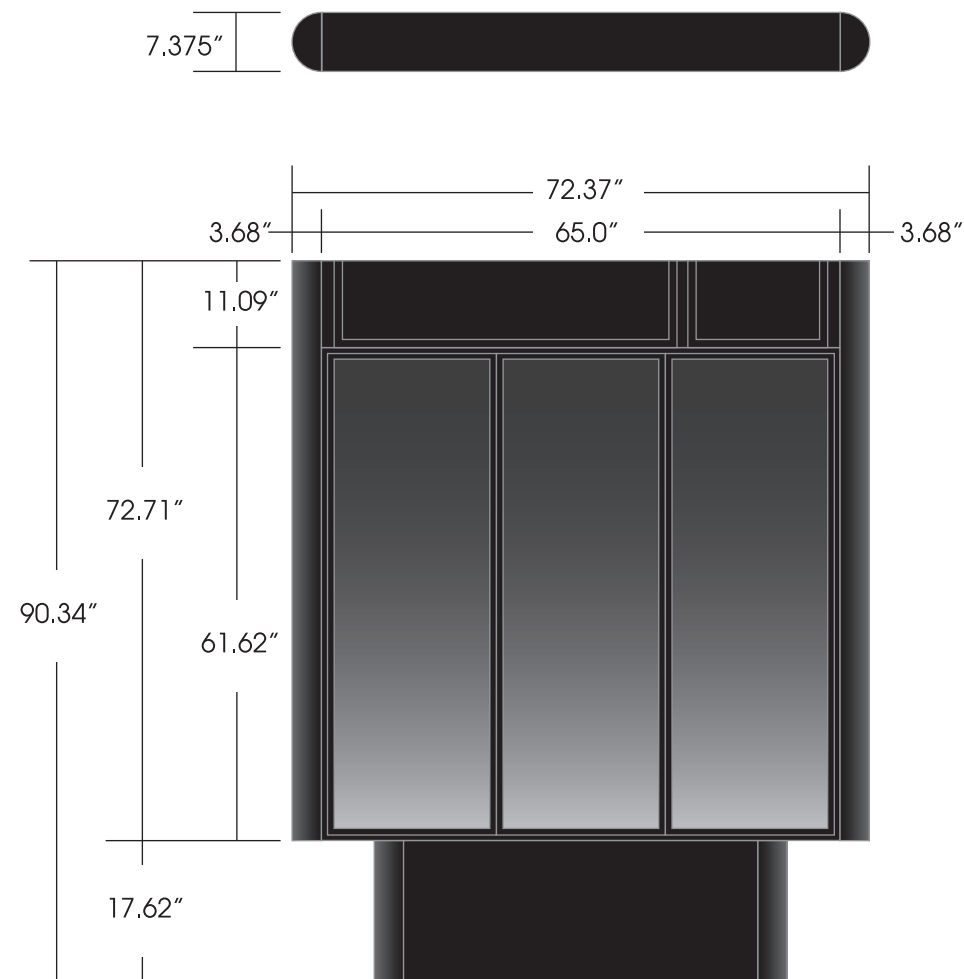
GENERAL SPECIFICATIONS:

- Materials:**
Steel Tubes
Extruded Fabricated Aluminum
- Pole:**
6 x 6 with cross bar
- Pole Color:**
Benjamin Moore Onyx 2133-10 and Benjamin Moore Exotic Red 2086-10
- Hanging Bar:**
4"H x 6"W- Red Vinyl: 180C-53
Opaque White Vinyl: 180C-10 Opaque White
- Font Copy Color:**
8ft 6in CLEARANCE, White Reflective Vinyl 3M 681-10

COLORS:



 Everbrite Everbrite, LLC. 4949 S. 110th Street, Greenfield, WI 53228 Phone: 414-529-3500 • Fax: 414-529-7191 Website: www.everbrite.com	Part No: E039574					© 2024 Everbrite, LLC, all rights reserved. This document is confidential and proprietary to Everbrite, LLC. Any disclosure to a third party is expressly prohibited. Drawings are for graphic purposes only and not intended for actual construction. For more specific manufacturing detail, please refer to engineering specifications and install drawings. 
	Description: Clearance Bar (VHD)					
	Drawn By: KW					
	Date: 3/11/2024					



GENERAL SPECIFICATIONS:

Materials: Extruded aluminum
Face: .118 Clear acrylic; non-glare
Area Actual: 36.54 Sq. Ft.
Weight (Est.):

- 339 lbs. (uncrated)
- 439 lbs. (crated)

Wind Load: 35 psf/90 mph

ELECTRICAL

Illumination:

- (6) 048-00282 Assy, Light Bar 60" single
13.60 watts @ 12VDC (Each)

Power Supply:

- (2) 062-00036, 12v, 60w, GLED slim

Line Load:

- 0.70-0.31 amps (each); 100-277 VAC 50/60 Hz
- (1) 20 Amp circuit, 60 Hz UL 48 & NEC

COLORS:

Exterior: Ptd. Black

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Everbrite

Everbrite LLC
4949 S 110th Street, Greenfield, WI 53220
Phone: 414-529-3500 • Fax: 414-529-7191
Website: www.everbrite.com

Part No: E032460

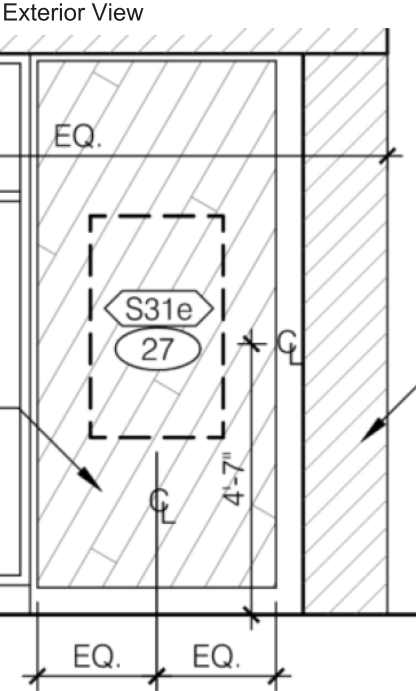
Description:
Three Door LED Outdoor Menu Board

Project No: 373852

Date: 4/2/18

Drawn By: RB

KFC

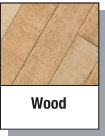


GENERAL SPECIFICATIONS:
Materials:
ACM Panel with Digitally Printed Wood graphic
Quantity: 2
• 2 exterior panels

Panel Size: 9'H x 4'-7.5"W

Sign Area Squared: 41.63

COLORS
Wood Graphic Digitally Printed on ACM Panel



LEFT ELEVATION

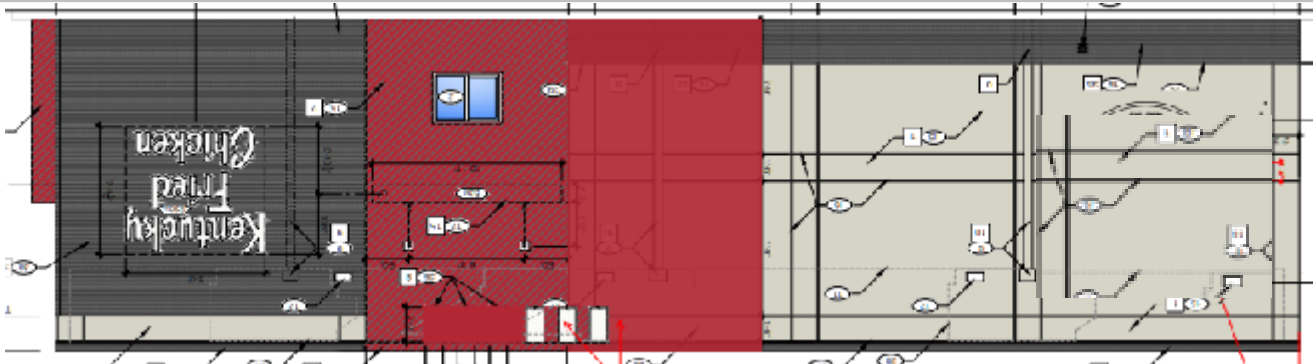


RIGHT ELEVATION

Black frame
sold separately
Paint
Benjamin Moore
Onyx 2133-10

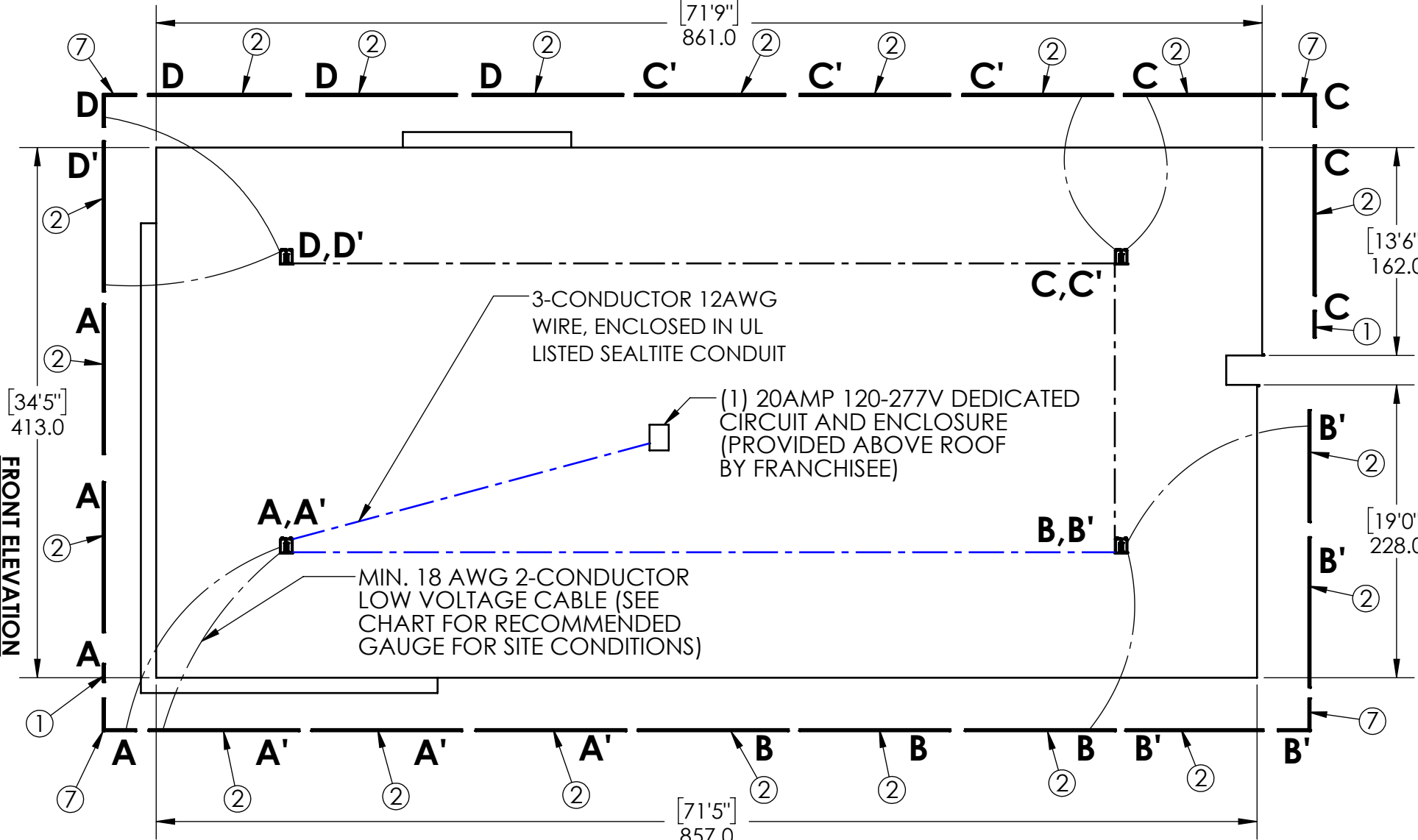
 Everbrite Everbrite, LLC. 4949 S. 110th Street, Greenfield, WI 53228 Phone: 414-529-3500 • Fax: 414-529-7191 Website: www.everbrite.com							
Part No:		Project No: 495754-3		© 2024 Everbrite, LLC. all rights reserved. This document is confidential and proprietary to Everbrite, LLC. Any disclosure to a third party is expressly prohibited. Drawings are for graphic purposes only and not intended for actual construction. For more specific manufacturing detail, please refer to engineering specifications and install drawings. 			
Description: ACM Wood Panel Exterior		Drawn By: KW					
		Date: 3/12/2024					

1597 N RAND RD
PALATINE, IL 60074-2919

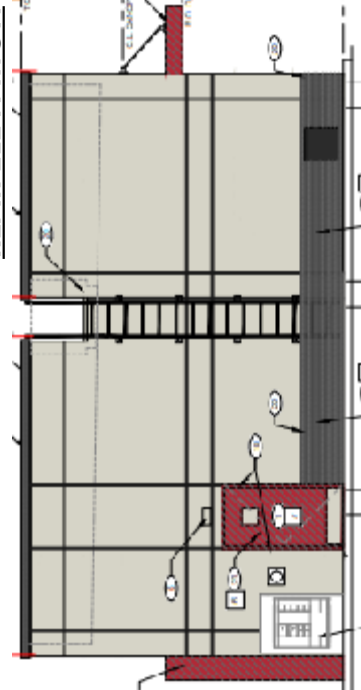


ITEM NO.	DESCRIPTION	QTY.
1	5'-0" WALL WASH FIXTURE W/ QM2-WHITE LED	2
2	9'-9" WALL WASH FIXTURE W/ QM2-WHITE LED	22
3	SINGLE DRIVER ASSEMBLY W/ PRINCIPAL (1) PWRSPPLY, 100- 277V,12V,60W (1.1A PER ASSEMBLY)	1
4	DOUBLE DRIVER ASSEMBLY W/ PRINCIPAL (2) PWRSPPLY, 100-277V,12V,60W (2.2A PER ASSEMBLY)	4
5	END CAP	4
7	CORNER WALL WASH FIXTURE W/ QM2-WHITE LED	4

(2) ADDITIONAL 10' LIGHT FIXTURES SUPPLIED,
AND INCLUDED IN THIS TABLE ABOVE.
(1) ADDITIONAL 60 WATT POWER SUPPLY
INCLUDED IN THIS TABLE ABOVE



REAR ELEVATION



- NOTE:**
- BUILDING ELEVATIONS AND DIMENSIONS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY. ACTUAL ELEVATION/ DIMENSIONS MAY VARY.
 - (2) ADDITIONAL 9'-9" FIXTURE PROVIDED TO COMPENSATE FOR DIMENSIONAL VARIANCES.
 - USE CUT-OFF PIECES OF FIXTURE TO INSTALL IN THIS LOCATION (IF INDICATED).
 - SPLICE PLATE QTY: 27
 - INSTALLATION MANUAL #003-00394 FOR ADDITIONAL INFORMATION

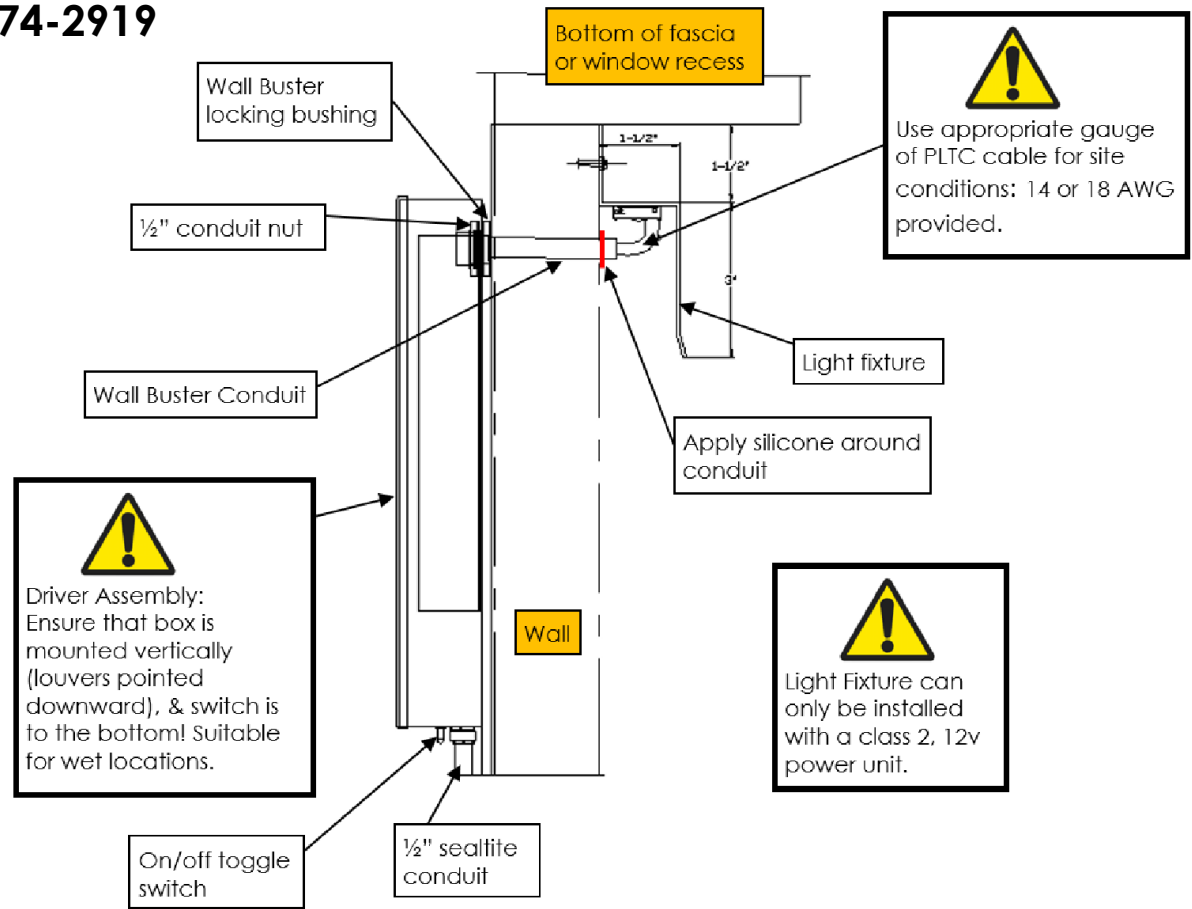
MAIN ENTRY ELEVATION



2-CONDUCTOR PLTC CABLE VOLTAGE DROP - MAXIMUM DISTANCE TO FIRST LED	
WIRE GAUGE	FEET
18	16
14	40

SHEET CONTENTS			
PRODUCT A white wall wash	UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES TOLERANCES: ±1/16 ANGULAR: MACHINED ±0.5° BEND ±1°	SHEET 1 OF 2	
SHEET SIZE B	Everbrite	© 2021 Everbrite, LLC. All rights reserved. This document is confidential and proprietary to Everbrite, LLC. Any disclosure to a third party is expressly prohibited.	
TITLE white wall wash	DRAWN BY JMB	CHECKED BY JMB	APPROVED BY DRWG NR PP507769A
DATE 07/31/24	DATE ---	DATE 07/31/24	REV -

1597 N RAND RD
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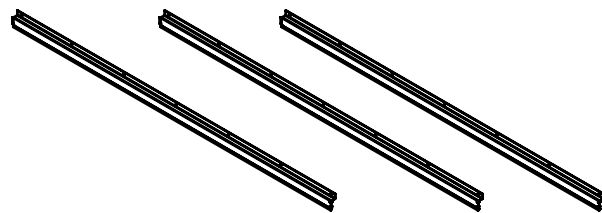
UL LISTED
E361133

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. THE LOCATION OF THE DISCONNECT SWITCH SHALL COMPLY WITH ARTICLE 600.6(A)(1) OF THE NATIONAL ELECTRICAL CODE.

QWIK MOD 2:
MAXIMUM LEDS PER 60 WATT DRIVER: 67 MODULES

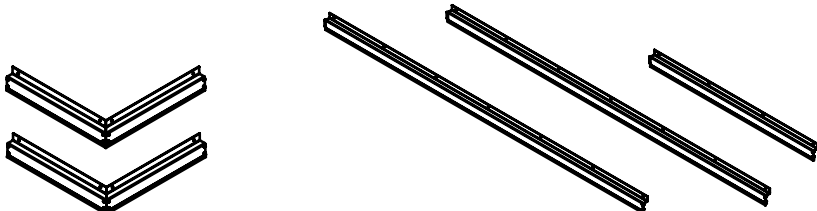
MAXIMUM CONFIGURATIONS PER 60 WATT OUTPUT:

- (72) MOD'S - TOTAL: 43.2 WATTS
- (3) 10'0 FIXTURES



MAXIMUM CONFIGURATIONS PER 60 WATT OUTPUT:

- (61) MOD'S - TOTAL: 48.8 WATTS
- (2) CORNER FIXTURE
- (2) 10'0 FIXTURES
- (1) 5'-0 FIXTURE

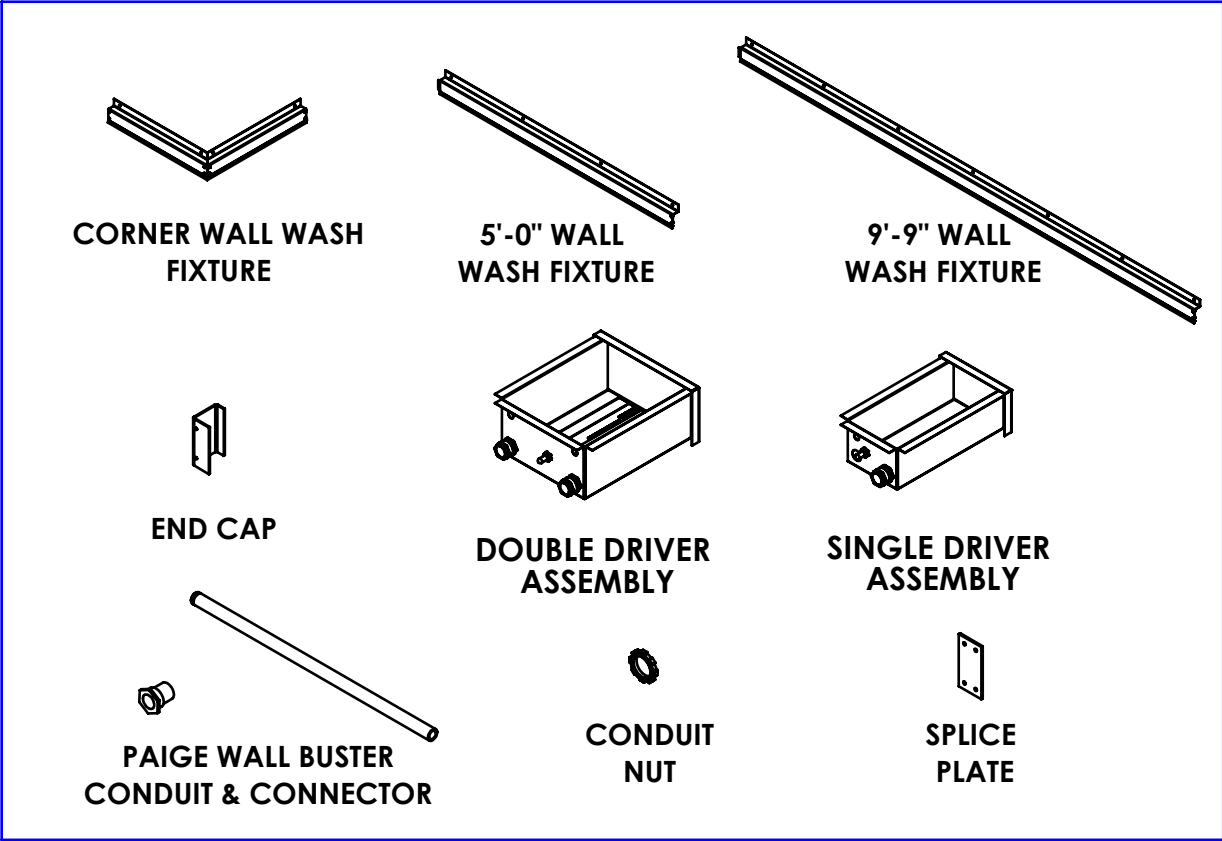


GENERAL SPECIFICATIONS:

1. MATERIAL FOR FIXTURE, SPLICE PLATES, AND END CAPS ARE .063" THK ALUMINUM, PAINTED PER CUSTOMER SPECIFICATIONS
2. LOW VOLTAGE WIRE TO BE A 2-CONDUCTOR, MINIMUM 18AWG, SUITABLE FOR OUTDOOR CONDITIONS (PROVIDED).
3. LOAD CENTER, CIRCUIT BREAKERS, 3-CONDUCTOR #12 AWG THHN WIRE, AND ALL CONDUIT AND FITTINGS TO BE PROVIDED BY OTHERS. ELECTRICAL COMPONENTS TO BE UL LISTED AND WET LOCATION RATED.
4. WIND LOAD: 35 PSF

SYSTEM COMPONENTS

SEE SHEET 1 FOR LED AND DRIVER SPECIFICATIONS



ELECTRICAL SPECIFICATIONS:

LED MODULES: (446)
WATTAGE: 356.8
LUMEN: 42,102.4
INPUT VOLTAGE: 100-277 VAC
TOTAL LOAD: (9) @1.1A = 9.9 AMPS @ 120V
CIRCUITS: (1) 20 AMP

SHEET CONTENTS

PRODUCT A white wall wash	UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES TOLERANCES: ±1/16 ANGULAR: MACHINED ±0.5° BEND ±1°	SHEET 2 OF 2
SHEET SIZE B	© 2021 Everbrite, LLC. All rights reserved. This document is confidential and proprietary to Everbrite, LLC. Any disclosure to a third party is expressly prohibited.	
TITLE white wall wash	DRAWN BY JMB	CHECKED BY JMB
DATE 07/31/24	DATE ---	DATE 07/31/24
	APPROVED BY JMB	DRWG NR PP507769A
		REV -

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 1597 N. RAND RD & 973-987 E. DUNDEE RD.
☒ ☐ ☐ ☐
 County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 5TH day of SEPTEMBER, A.D. 2024, and the last publication thereof was made on the 5TH day of SEPTEMBER, A.D. 2024.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 5TH day of SEPTEMBER, A.D., 2024.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 5TH day of SEPTEMBER, A.D., 2024.

My commission expires the 15TH day of JULY, A.D., 2025.

Attachment: Public Notice (1597 N. Rand Road and 973 - 987 E. Dundee Road. PFSUB, SU VAR Restaurant)